

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT COLONIAL PARTNERS, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED NOVEMBER 13, 2003 FROM COLONIAL ARMS BUILDING, L.C. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY IN INSTRUMENT #030023107.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 14th DAY OF NOVEMBER, 2005.

COLONIAL PARTNERS, LLC

BY: C. Cooper Youell, IV
COOPER C. YOEELL, AUTHORIZED AGENT

STATE OF VIRGINIA

CITY OF ROANOKE

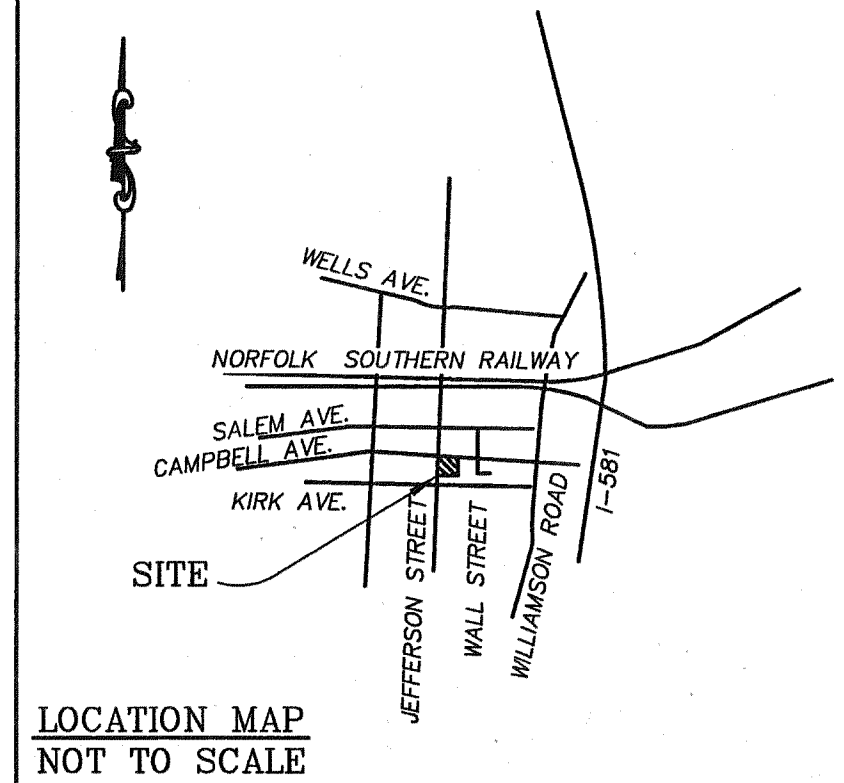
I, VETTA W. BAYSE, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT COOPER C. YOEELL, AUTHORIZED AGENT, FOR COLONIAL PARTNERS, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED OCTOBER 5, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON NOVEMBER 14, 2005.

MY COMMISSION EXPIRES JANUARY 31, 2009

Vetta W. Bayse
NOTARY PUBLIC

ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5099.98019	5001.99051
2	5098.03027	5092.43950
3	5095.55116	5092.37318
4	5095.55464	5092.24323
5	5024.36391	5090.58659
6	5024.34262	5091.68639
7	4998.03155	5091.17698
8	4999.99716	4999.99994
1	5099.98019	5001.99051
9,047 S.F. = 0.207 AC.		

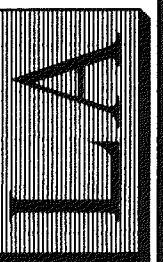
LEGEND	
EX.	EXISTING
IP	IRON PIN
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
T.M.	TAX MAP



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E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: OCTOBER 5, 2005
COMM. NO.: 05-304
SCALE: NONE
CADD FILE: W:\DRAWING\2005\05304\SURV\05304RPO1.DWG

SHEET 1 OF 2

APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Thompson
CITY ENGINEER, ROANOKE, VIRGINIA

11-16-05
DATE
11-16-05
DATE

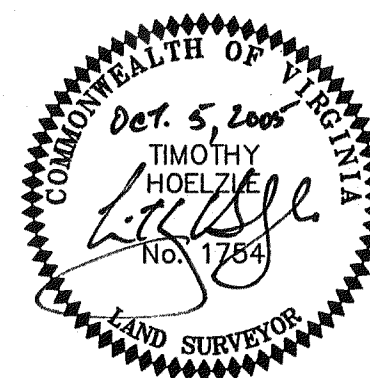
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON December 1, 2005, AT 11:26 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Brenda S. Hamilton
DEPUTY CLERK

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PK NAILS SET AT CORNERS UNLESS OTHERWISE NOTED.
- PORTION OF THIS PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. SHADED ZONE X (500 YEAR FLOOD) FLOOD AREA ZONE A
- SEE SURVEY BY JACK BESS, LS, DATED OCTOBER 15, 1996, FOR T.A. CARTER, JR. AND PLAT BY LUMSDEN ASSOCIATES, P.C., DATED JUNE 22, 2004 RECORDED IN M.B. 1, PG. 2780 & 2781.
- LEGAL REFERENCE: INSTRUMENT NUMBER 030023107.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ENCROACHMENT ORDINANCE 28000-2 -18-86, RECORDED IN DEED BOOK 1533, PAGE 1728.
- THIS PROPERTY IS CURRENTLY ZONED H-1 & C-3 AND IS LOCATED IN THE HISTORIC DISTRICT PER THE CITY OF ROANOKE ZONING MAPS.
- ORIGINAL LOT 122A, 4,914 S.F.; LOT 124A, 4,133 S.F.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.



PLAT OF SURVEY
FOR
COLONIAL PARTNERS, LLC

COMBINING
LOTS 122A (0.112 AC.) AND 124A (0.095 AC.), WARD 5,
ROANOKE LAND & IMPROVEMENT COMPANY MAP (M.B. 1, PG. 2780 & 2781)
CREATING

LOT 122A-1 (0.207 AC.)

SITUATED ALONG SOUTH JEFFERSON STREET, S.E.
ROANOKE, VIRGINIA