

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT BRANCH MANAGEMENT CORP. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MARCH 7, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 050003489 AND WHICH SAID LAND BEING SUBJECT TO A CERTAIN DEED OF TRUST TO J. RANDY WOODSON AND MARY P. HUNDLEY, TRUSTEES, SECURING VALLEY BANK, BENEFICIARY BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #050003489.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1960, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2278, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 5th DAY OF December, 2005.

BRANCH MANAGEMENT CORP.

Thomas O. Branch
THOMAS O. BRANCH, PRESIDENT

J. Randy Woodson
J. RANDY WOODSON, TRUSTEE

Elmer J. Smith
BENEFICIARY, VALLEY BANK, ITS PRESIDENT

STATE OF VIRGINIA

City of Roanoke

I, Kelly E. Jones, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT THOMAS O. BRANCH, PRESIDENT FOR BRANCH MANAGEMENT CORP., OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 12/18, 2005.

MY COMMISSION EXPIRES May 31, 2007

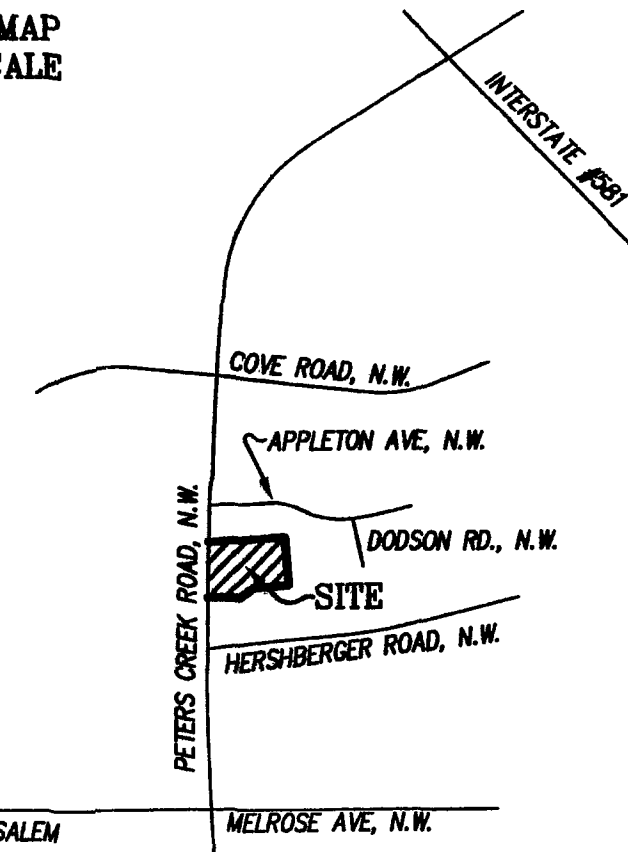
STATE OF VIRGINIA

City of Roanoke

I, Kelly E. Jones, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT J. Randy Woodson FOR VALLEY BANK ITS BENEFICIARY AND J. RANDY WOODSON, TRUSTEE WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 12/18, 2005.

MY COMMISSION EXPIRES May 31, 2007

LOCATION MAP
NOT TO SCALE



NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
5. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #511600023 F & #511600041 F, DATED FEBRUARY 4, 2005. ZONE "AE" & "X" (SHADED & UNSHADED).
6. THIS IS A RESUBDIVISION OF TAX #6380205.
7. THE RECORDED 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.
8. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-2 PER THE CITY OF ROANOKE, PLANNING, BUILDING AND DEVELOPMENT DEPARTMENT.
9. NEW DIVISION LINES FROM CORNERS 1A TO 1B TO 1C.
10. THERE SHALL EXIST FOR USE OF PARCELS "B-1" AND "B-2" A RECIPROCAL PARKING AGREEMENT AND A VARIABLE WIDTH INGRESS / EGRESS EASEMENT THRU THE PARKING LOT AS SHOWN FOR UNRESTRICTED TRAVEL FROM PARCEL TO PARCEL.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	5005.97268	5399.95541
3	4665.84026	5391.22199
4	4674.38660	5201.80119
5	4620.72997	5088.46044
6	4622.53431	4977.70513
7	4839.54288	4995.88002
1	5000.00000	5000.00000
TOTAL AREA = 3.243 AC. (141,625 S.F.)		

LEGEND	
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
IP	IRON PIN
EX.	EXISTING
R/W	RIGHT OF WAY
②	EXISTING PARKING SPACES

PARKING TABLE				
PARCEL	GROSS BUILDING AREA	NET BUILDING AREA	REQUIRED PARKING	PROVIDED PARKING
B-1	21,991	14,075	82	127
B-2	2,124	1,380	7	10

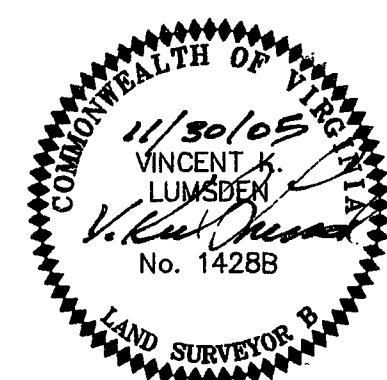
APPROVED:
R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Thurman C. Sullivan
CITY ENGINEER, ROANOKE, VIRGINIA

12-19-05
DATE
12-19-05
DATE

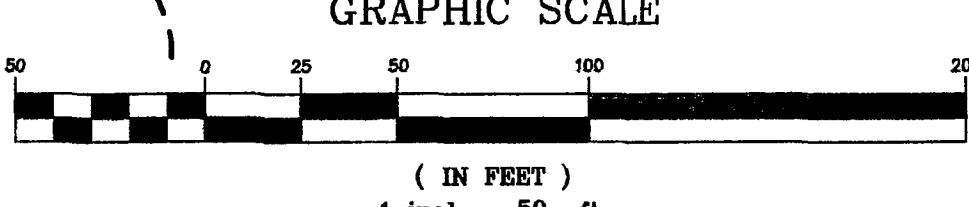
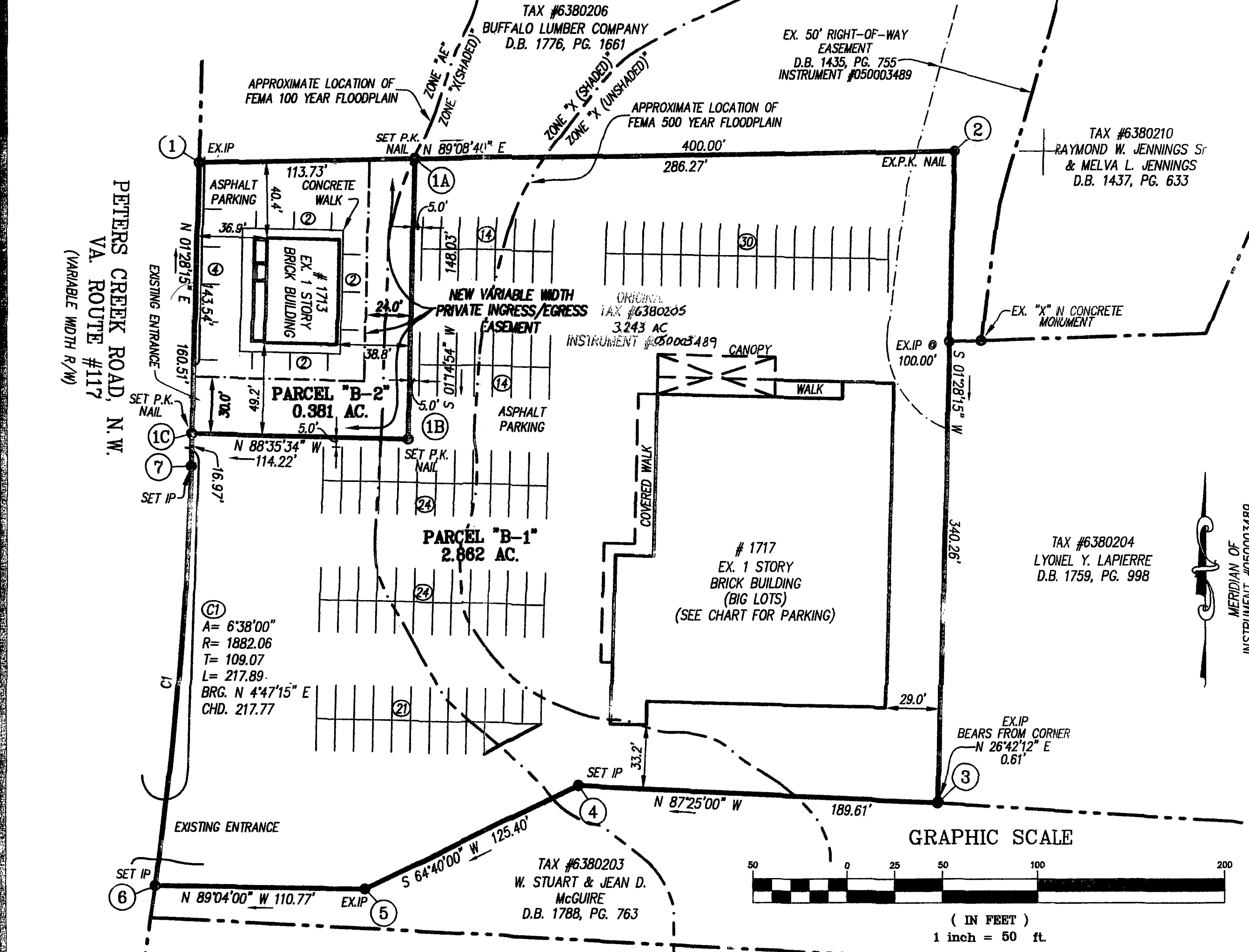
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON December 20, 2005, AT 11:29 O'CLOCK A.M.

TESTEE: BRENDA HAMILTON

Omaha Burt
DEPUTY CLERK



PLAT OF SURVEY SUBDIVIDING
TRACT "B" (3.243 AC.)
INSTRUMENT #050003489
PROPERTY OF THE
BRANCH MANAGEMENT CORP.
CREATING HEREON
PARCEL "B-1" (2.862 AC.)
& PARCEL "B-2" (0.381 AC.)
SITUATED ALONG PETERS CREEK ROAD, N.W.,
ROANOKE, VIRGINIA



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



DATE: November 30, 2005
COMM. NO.: 05-295
SCALE: 1" = 50'
SHEET 1 OF 1