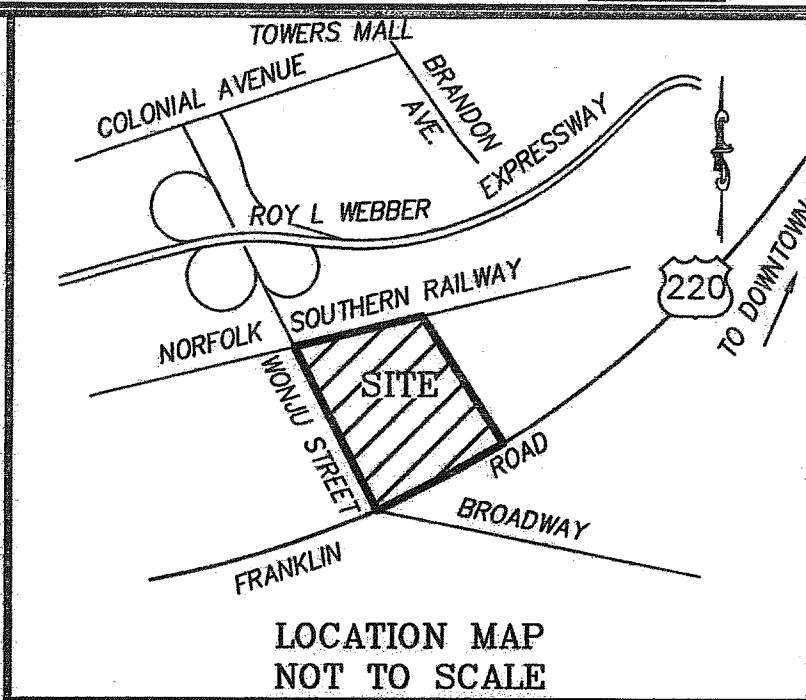
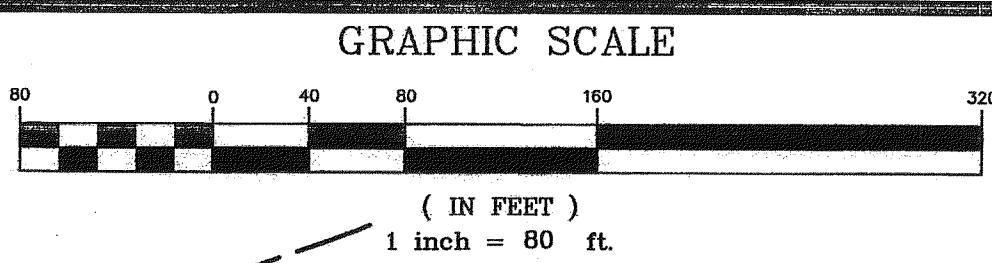


LEGEND

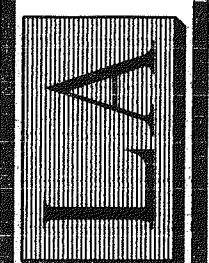
EX. IP EXISTING IRON PIN
IPIPE IRON PIPE
M.B. MAP BOOK
PG. PAGE
S.F. SQUARE FEET
R/W RIGHT-OF-WAY
S.W. SOUTH-WEST
VDOT VIRGINIA DEPARTMENT OF TRANSPORTATION



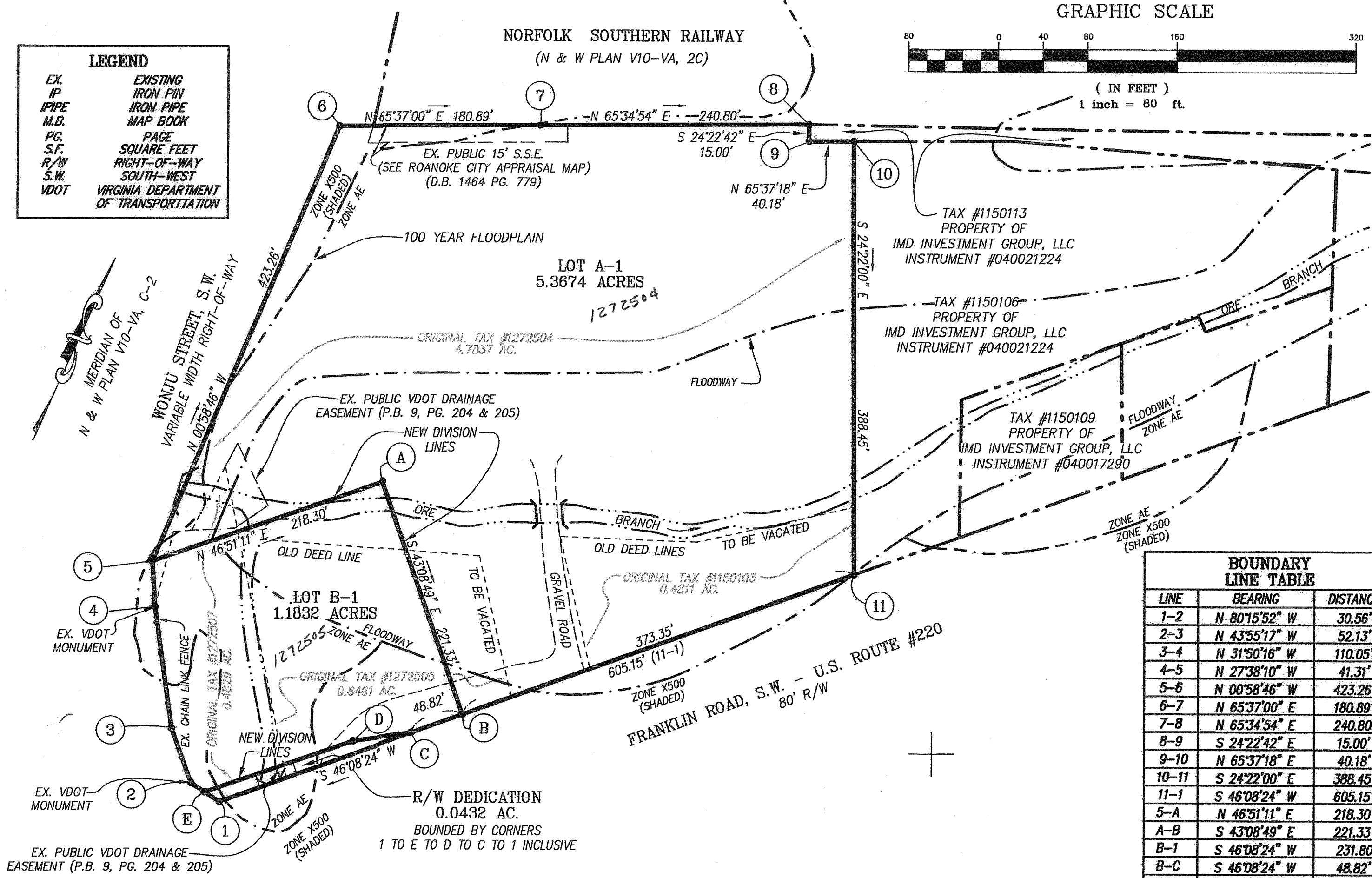
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

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

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



DATE: JANUARY 3, 2006
COMM. NO.: 2003-059
CADD FILE: F:\2003\03059\SUR\059GRP.DWG
SHEET 1 OF 1



AREA SUMMARY

TAX #1150103 INSTRUMENT #040021224	0.4811 AC.	TRACT A-1	5.3674 AC.
TAX #1272504 INSTRUMENT #040021224	4.7837 AC.	TRACT B-1	1.1832 AC.
TAX #1272505 INSTRUMENT #040021224	0.8461 AC.	R/W DEDICATION	0.0432 AC.
TAX #1272507 INSTRUMENT #040021224	0.4829 AC.		
	6.5938 AC. (TOTAL)		6.5938 AC. (TOTAL)

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
1-2	N 80°15'52" W	30.56'
2-3	N 43°55'17" W	52.13'
3-4	N 31°50'16" W	110.05'
4-5	N 27°38'10" W	41.31'
5-6	N 00°58'46" W	423.26'
6-7	N 65°34'54" E	180.89'
7-8	N 65°34'54" E	240.80'
8-9	S 24°22'42" E	15.00'
9-10	N 65°37'18" E	40.18'
10-11	S 24°22'00" E	388.45'
11-1	S 46°08'24" W	605.15'
5-A	N 46°51'11" E	218.30'
A-B	S 43°08'49" E	221.33'
B-1	S 46°08'24" W	231.80'
B-C	S 46°08'24" W	48.82'
C-D	S 58°05'11" W	52.77'
D-E	S 46°51'11" W	140.71'
1-E	N 80°15'52" W	15.75'
E-2	N 80°15'52" W	14.82'
11-B	S 46°08'24" W	373.35'
C-1	S 46°08'24" W	182.98'

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	3617660.33191	11059069.34832
2	3617665.50022	11059039.22532
3	3617703.04897	11059003.06435
4	3617796.54345	11058945.00984
5	3617833.13804	11058925.84924
6	3618256.33760	11058918.61368
7	3618331.01713	11059083.37118
8	3618430.56191	11059302.63008
9	3618416.89932	11059308.82150
10	3618433.48389	11059345.41865
11	3618079.63700	11059505.68174
1	3617660.33191	11059069.34832
TOTAL AREA = 6.5938 AC. (287,229 S.F.)		

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT IMD INVESTMENT GROUP, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 11 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 20, 2004 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE IN INSTRUMENT #040021224. SAID PROPERTY BEING SUBJECT TO A DEED OF TRUST TO J. RANDY WOODSON AND ELLIS L. GUTSHALL, TRUSTEES, SECURING THE VALLEY BANK, BENEFICIARY DATED DECEMBER 20, 2004 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #040021225.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED 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.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, 0.0432 ACRES OF THIS SUBDIVISION FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 6th DAY OF February, 2006.

BY: B.A. Painter III IMD INVESTMENT GROUP, LLC, OWNER
BY: J. Randy Woodson J. RANDY WOODSON, TRUSTEE, VALLEY BANK
BY: Ellis L. Gutshall ELLIS L. GUTSHALL, TRUSTEE, VALLEY BANK
BY: Ellis L. Gutshall BENEFICIARY, VALLEY BANK ITS

- NOTES:**
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE DATED MARCH 4, 2003, COMMITMENT No. 53303009.
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE PROPERTY SHOWN HEREON DOES LIE 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 0044 D, MAP NUMBER 51161C0044 D, DATED OCTOBER 15, 1993. SHADED ZONE X (500 YEAR FLOOD) AND ZONE AE.
 - 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.
 - ALL OF THE PROPERTIES PHYSICAL IMPROVEMENTS ARE NOT DEPICTED HEREON.
 - THE LINES BETWEEN CORNERS 5 TO A THRU E, INCLUSIVE ARE NEW DIVISION LINES.
 - TAX PARCELS #1272504, #1272505, #1272507 AND #1150103 ARE ZONED C-2.
 - THE INTENT OF THIS PLAT IS TO COMBINE TAX PARCELS #1272504, #1272505, #1272507 AND #1150103 AND SUBDIVIDE TO CREATE LOTS A-1 & B-1.
 - THERE SHALL EXIST FOR THE USE OF LOTS "A-1" AND "B-1" A RECIPROCAL PARKING AGREEMENT AND A CROSS ACCESS EASEMENT THRU FUTURE PARKING LOTS FOR UNRESTRICTED TRAVEL FROM PARCEL TO PARCEL TO BE RECORDED BY OWNER BY SEPARATE INSTRUMENT.

STATE OF VIRGINIA
COUNTY OF ROANOKE
I, Verita W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT B.A. PAINTER III FOR IMD INVESTMENT GROUP, LLC, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED JANUARY 3, 2006 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 3, 2006.
MY COMMISSION EXPIRES JANUARY 31, 2009
Verita W. Bayse
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke
I, Susan G. Larkin, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT J. Randy Woodson TRUSTEE, AND Ellis L. Gutshall FOR VALLEY BANK, BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED February 6, 2006 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON February 6, 2006.
MY COMMISSION EXPIRES 2/28/08
Susan G. Larkin
NOTARY PUBLIC

B. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
David Salhir
CITY ENGINEER, ROANOKE, VIRGINIA
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 February 17, 2006, AT 1:51 O'CLOCK P.M.
TESTEE: BRENDA S. HAMILTON
Brenda S. Hamilton
DEPUTY CLERK

PLAT OF SURVEY FOR
IMD INVESTMENT GROUP, LLC
RESUBDIVIDING
0.4811 AC., 4.7837 AC., 0.8461 AC. & 0.4829 AC.
INSTRUMENT #040021224
CREATING
LOT A-1, (5.3674 AC.)
LOT B-1, (1.1832 AC.)
AND DEDICATING
0.0432 AC.
FOR PUBLIC STREET PURPOSES
SITUATED AT INTERSECTION OF FRANKLIN ROAD, S.W.
AND WONJU STREET, S.W.
ROANOKE, VIRGINIA

