

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KEON, LLC IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE BEING LOT 6, LOT 5 AND THE NORTHERLY 20' OF LOT 4, BLOCK 40, MAP OF THE CRYSTAL SPRING LAND COMPANY AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED FEBURAY 2, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 040001616.

THE SAID OWNER DOES HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATED, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER;

Cyrus B. Bakitt 9/18/06
KEON, LLC - AUTHORIZED AGENT
(INSTRUMENT No. 040001616) DATE

CYRUS BAKITT - RESPONSIBLE MEMBER
AUTHORIZED AGENT - PRINT NAME - TITLE

PROPERTY OF
CONRAD PROPERTIES, LLC
INSTRUMENT No. 040015222
TAX # 1050407

STATE OF VIRGINIA

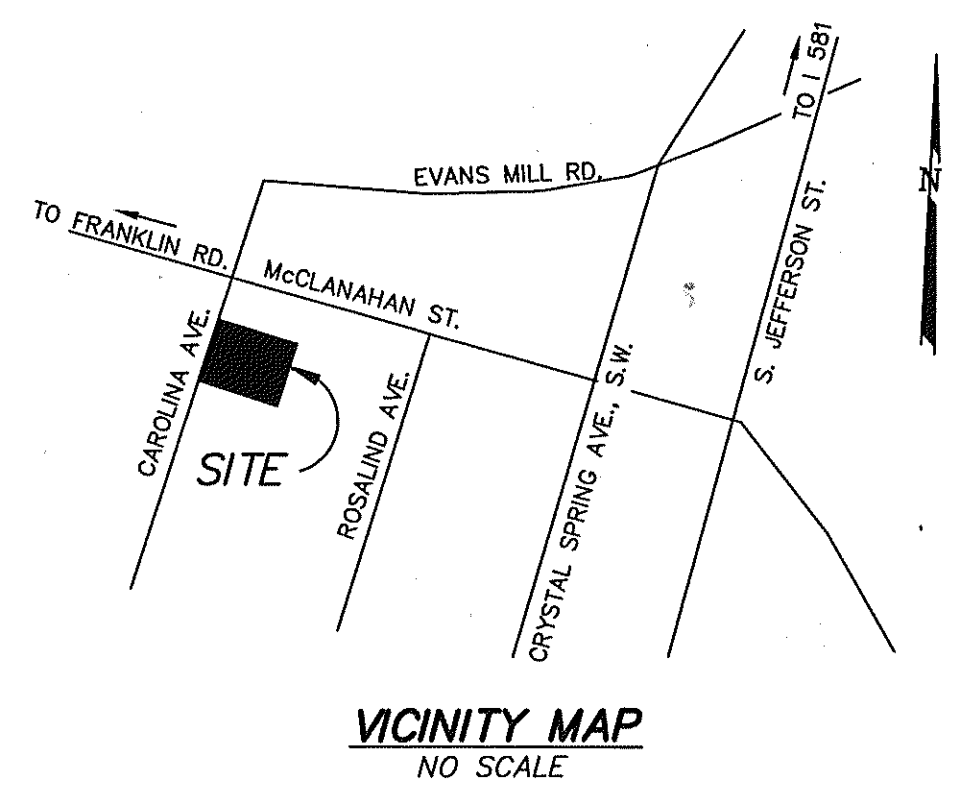
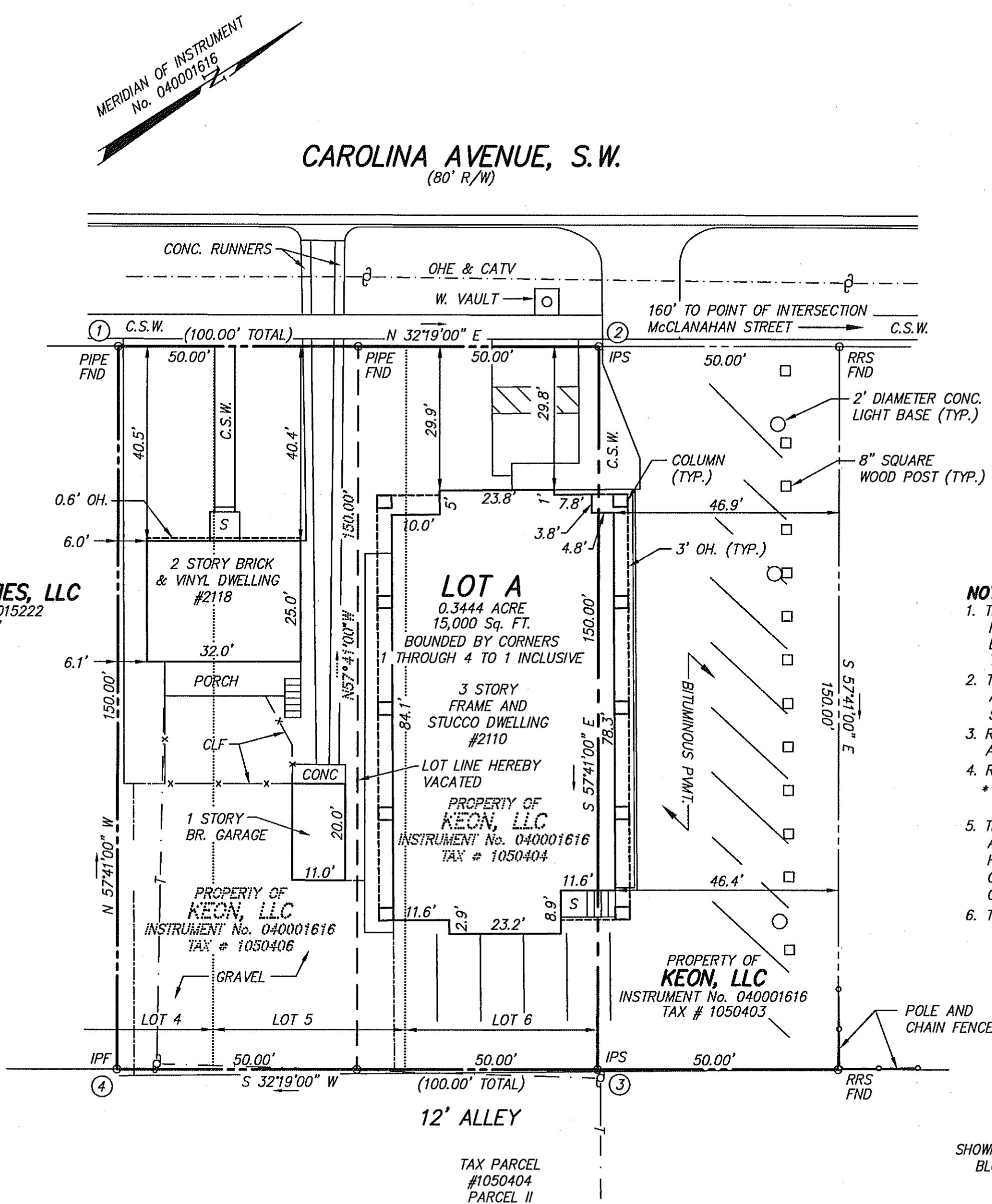
COUNTY OF ROANOKE

TO WIT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
CYRUS BAKITT WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
18TH DAY OF SEPT., 2006.

MY COMMISSION EXPIRES 31 JULY 2007

Frank B. Caldwell III
NOTARY PUBLIC

| COORDINATE LIST (ASSUMED DATUM) | | |
|------------------------------------|-------------|-------------|
| 1 | N 5000.0000 | E 5000.0000 |
| 2 | N 5084.5106 | E 5053.4598 |
| 3 | N 5004.3209 | E 5180.2258 |
| 4 | N 4919.8103 | E 5126.7660 |
| 1 | N 5000.000 | E 5000.000 |



- NOTES:**
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
 2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0048 D, EFFECTIVE DATE OCTOBER 15, 1993.
 3. REFERENCE: MAP OF THE CRYSTAL SPRING LAND COMPANY DATED AUGUST 1905, RECORDED IN P.B. 1, PG. 102-103.
 4. REFERENCE OF PROPERTY CONVEYANCE:
* INSTRUMENT No. 040001616 BEING TAX PARCELS 1050404 & 1050406 CONVEYED TO KEON, LLC
 5. 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.
 6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

SUBDIVISION PLAT
FOR
KEON, LLC

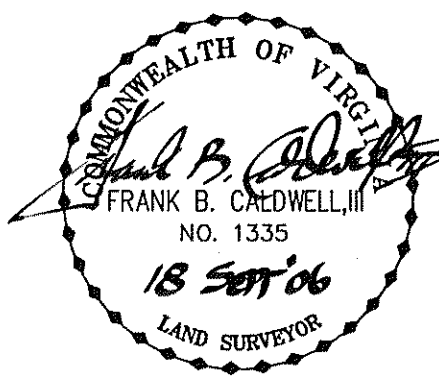
SHOWING THE COMBINATION OF LOT 6, LOT 5 AND THE NORTHERLY 20' OF LOT 4, BLOCK 40, MAP OF THE CRYSTAL SPRING LAND COMPANY (P.B. 1, PG. 102) CREATING HEREON

LOT A - 0.3444 ACRE

SITUATE CAROLINA AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA

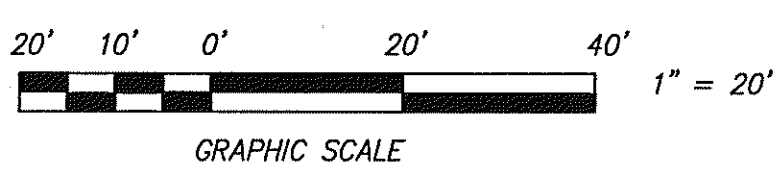
CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 8280
ROANOKE, VIRGINIA 24017
(540) 366-3400 FAX: (540) 366-8702

REVISED: SEPTEMBER 18, 2006 (CITY COMMENTS)
TAX NO.: 1050404, 1050406
DRAWN: JW
CALC.: JW CHK'D.: FBC, III
CLOSED: JW
SCALE: 1"= 20'
DATE: AUGUST 11, 2006
N.B.: WES-41
W.O.: 06-0056



APPROVED:
H. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Philip C. Ocler
CITY ENGINEER, ROANOKE VIRGINIA

9-19-06
DATE
9-19-06
DATE



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA. THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON

September 19 2006, AT 12:45 O'CLOCK
P.M.

TESTE: BRENDA HAMILTON

Brenda Hamilton
DEPUTY CLERK