

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE LAND DEVELOPMENT, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 5 TO 1 INCLUSIVE, CONTAINING 6.309 ACRES, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED AUGUST 11, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 060013565 AND IS SUBJECT TO A CERTAIN CREDIT LINE DEED OF TRUST GRANTED TO HOMETOWN BANK, BENEFICIARY, AND MARYELLEN F. GOODLATTE AND HARWELL M. DARBY, JR., TRUSTEES, EITHER OF WHICH CAN SIGN, BY INSTRUMENT DATED JULY 25, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT No. 060013566.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC RIGHT OF WAY.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR WATER AND/OR SEWER EASEMENTS.

THE SAID OWNER HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND SHOWN 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 DATE, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER, BENEFICIARY AND TRUSTEE:

Kjell Kaashagen mm 12-15-06  
ROANOKE LAND DEVELOPMENT, LLC - AUTHORIZED AGENT  
(INSTRUMENT NUMBER 060013565) DATE

Kjell Kaashagen managing member  
AUTHORIZED AGENT - PRINT NAME - TITLE

S. K. Still 12-19-06  
HOMETOWN BANK - AUTHORIZED AGENT  
(INSTRUMENT No. 060013566) DATE

Susan K. Still ELP - Chief Lending Officer  
AUTHORIZED AGENT - PRINT NAME - TITLE

H.M. Darby, Jr. 12-19-2006  
TRUSTEE - AUTHORIZED AGENT  
(D.B. 173, PG. 128) DATE

H.M. DARBY JR Trustee  
AUTHORIZED AGENT - PRINT NAME - TITLE

Wisconsin  
STATE OF VIRGINIA  
County OF Dave

TO WIT:  
I, Frederick E. Yeardon, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Kjell Kaashagen, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
15th DAY OF December, 2006.

MY COMMISSION EXPIRES 1-4-09  
Frederick E. Yeardon  
NOTARY PUBLIC

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  
Sean Still, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
19th DAY OF December, 2006.

MY COMMISSION EXPIRES 31 July 2007  
Frank B. Caldwell III  
NOTARY PUBLIC

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  
H.M. Darby Jr., WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
19th DAY OF December, 2006.

MY COMMISSION EXPIRES 31 July 2007  
Frank B. Caldwell III  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,  
VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT  
THEREO, ATTACHED ADMITTED TO RECORD AT 10:01 O'CLOCK A.M. ON  
THIS 12 DAY OF December, 2006.

TESTE: BRENDA HAMILTON  
CLERK

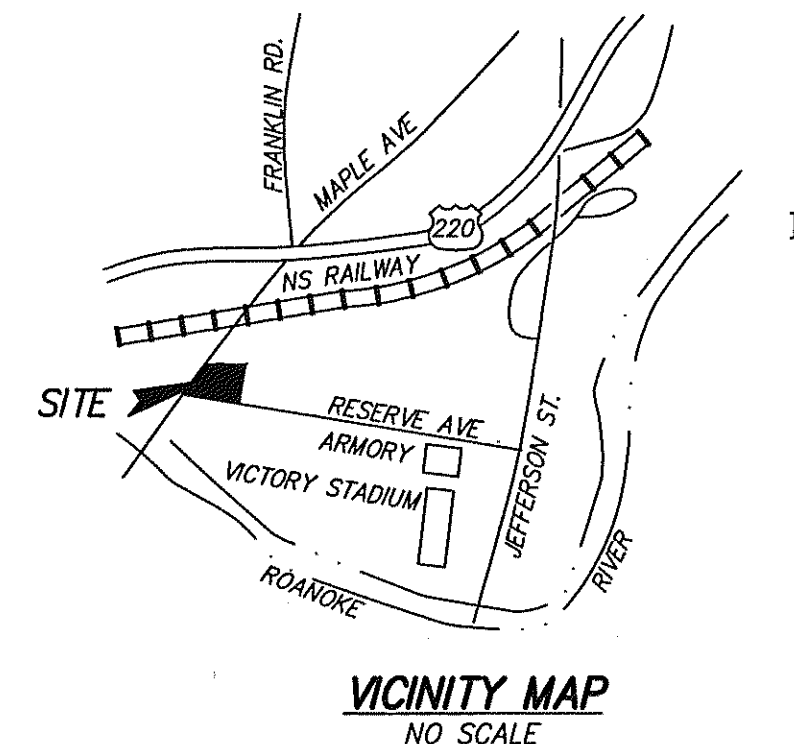
BY: Melinda M Thomas  
DEPUTY CLERK

## NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PARTIAL TITLE REPORT BY WOODS ROGERS ATTORNEYS AT LAW, 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 "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0048 D, EFFECTIVE DATE OCTOBER 15, 1993.
3. REFERENCE: COMBINATION PLAT FOR VIRGINIA HOLDING CORPORATION BY BALZER AND ASSOCIATES INC. DATED JUNE 25, 1999, RECORDED IN M.B. 1, PG. 2003.
4. REFERENCE: BOUNDARY SURVEY FOR CARILION MEDICAL CENTER & NORFOLK SOUTHERN RAILWAY COMPANY BY CALDWELL WHITE ASSOCIATES DATED AUGUST 3, 2006 AND RECORDED IN M.B. 1, PG. 3024.
5. REFERENCE OF PROPERTY CONVEYANCE:  
\* INSTRUMENT No. 060013565 BEING TAX PARCEL 1032203 CONVEYED TO ROANOKE LAND DEVELOPMENT, LLC
6. 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.
7. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

COORDINATE LIST  
(ASSUMED DATUM)

1	N 5000.0000	E 5000.0000
2	N 5374.0856	E 5282.4486
3	N 5396.4651	E 5466.0396
4	N 5373.3447	E 5785.9752
5	N 4895.1377	E 5715.9282
1	N 5000.0046	E 5000.0078
6	N 4902.1132	E 5716.9500
7	N 4947.9724	E 5408.3387
8	N 5258.7857	E 5453.8661
9	N 5212.9265	E 5762.4774
10	N 4997.6047	E 5074.3362
11	N 5050.2514	E 5049.0830
12	N 5055.6082	E 5041.9882



## APPROVED:

H. Brian Townsend  
AGENT, ROANOKE CITY PLANNING COMMISSION  
Thomp C. Davis  
CITY ENGINEER, ROANOKE VIRGINIA

12-18-06  
DATE

12-19-06  
DATE

RESUBDIVISION PLAT  
FOR

## ROANOKE LAND DEVELOPMENT, LLC

SHOWING ORIGINAL TRACT 1, 6.309 ACRES (INSTRUMENT No. 060013565), COMBINATION PLAT FOR VIRGINIA HOLDING CORPORATION (M.B. 1, PG. 2003) WITH 0.158 ACRE (6,899 Sq. Ft.) HEREBY DEDICATED TO THE CITY OF ROANOKE FOR RIGHT OF WAY OF RESERVE AVENUE, S.W. AND FRANKLIN ROAD, S.W. BY ROANOKE LAND DEVELOPMENT, LLC (INSTRUMENT No. 060013565) CREATING HEREON

TRACT 1-A 2.250 ACRES  
TRACT 1-B 3.901 ACRES

SITUATE RESERVE AVENUE S.W. AND FRANKLIN ROAD, S.W.  
CITY OF ROANOKE, VIRGINIA

**CWA**  
CALDWELL WHITE ASSOCIATES  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, NW  
P.O. BOX 6280  
ROANOKE, VIRGINIA 24017  
(540) 366-3400 FAX: (540) 366-8702

REV: DECEMBER 14, 2006 (CITY COMMENTS)  
TAX NO.: 1032203  
DRAWN: JW  
CALC.: JW  
CHK'D.: FBC, III

SHEET 1 OF 2

SCALE: 1"= 60'  
DATE: OCTOBER 13, 2006  
N.B.: CARILION #3  
W.O.: 06-0077