

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT 894 PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 6 TO 1 INCLUSIVE, CONTAINING 1.491 ACRES AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JANUARY 16, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT # 060000871 AND IS SUBJECT TO A CERTAIN CREDIT LINE DEED OF TRUST GRANTED TO VALLEY BANK, BENEFICIARY, AND J. RANDY WOODSON AND MARY P. HUNDLEY, TRUSTEES, EITHER OF WHICH CAN SIGN, BY INSTRUMENT DATED JANUARY 16, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 060000872.

THAT 894 PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 2, 7, 8, 3 TO 2, CONTAINING 3.319 ACRES AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JANUARY 13, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT # 060000870 AND IS SUBJECT TO A CERTAIN CREDIT LINE DEED OF TRUST GRANTED TO VALLEY BANK, BENEFICIARY, AND MARY. P. HUNDLEY AND J. RANDY WOODSON, TRUSTEES, EITHER OF WHICH CAN SIGN, BY INSTRUMENT DATED DECEMBER 27, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 050021132.

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 LANDS 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:

Thomas W. Mohr 11-27-06
894 PROPERTIES, LLC - AUTHORIZED AGENT
(INSTRUMENT NUMBERS 060000870 & 060000871) DATE

Thomas W. Mohr - member
AUTHORIZED AGENT - PRINT NAME - TITLE

John T. McCaleb 11/19/07
VALLEY BANK - BENEFICIARY
(INSTRUMENT NUMBERS 050021132 & 060000872) DATE

John T. McCaleb Senior Vice President
AUTHORIZED AGENT - PRINT NAME - TITLE

Mary P. Hundley 2/1/07
TRUSTEE - AUTHORIZED AGENT
(INSTRUMENT NUMBERS 050021132 & 060000872) DATE

Mary P. Hundley, Senior Vice President
AUTHORIZED AGENT - PRINT NAME - TITLE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO, ATTACHED ADMITTED TO RECORD AT 3:49 O'CLOCK P.M. ON THIS 1st DAY OF February 2007.

TESTE: BRENDA HAMILTON
CLERK

BY: Jauna Bowen
DEPUTY CLERK

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES NOT SHOWN WHICH AFFECT THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0024 D, DATED OCTOBER 15, 1993.
- REFERENCE: PLAT SHOWING PROPERTY (3.319 ACRES) OF WILLIAM F. MOHR BY BUFORD T. LUMSDEN AND ASSOCIATES DATED MARCH 21, 1977, RECORDED IN D.B. 1398, PG. 644.
- REFERENCE OF PROPERTY CONVEYANCE:
* INSTRUMENT # 060000871 BEING TAX PARCEL 6600104 CONVEYED TO 894 PROPERTIES, LLC.
* INSTRUMENT # 060000870 BEING TAX PARCEL 6600105 CONVEYED TO 894 PROPERTIES, LLC.
- 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.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

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
Thomas W. Mohr, WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
29th DAY OF Nov, 2006.

MY COMMISSION EXPIRES 31 July 2007

Frank B. Caldwell III
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

TO WIT:
I, Susan Larkin, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
John T. McCaleb, 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 January, 2007.

MY COMMISSION EXPIRES 2/29/08

Susan Larkin
NOTARY PUBLIC

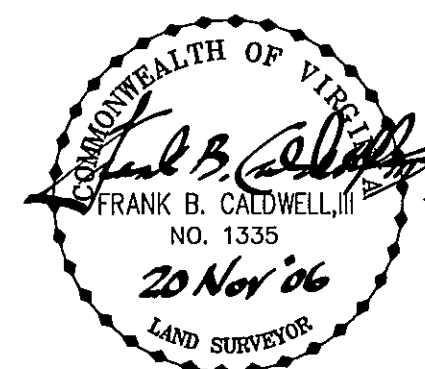
STATE OF VIRGINIA

City of Roanoke

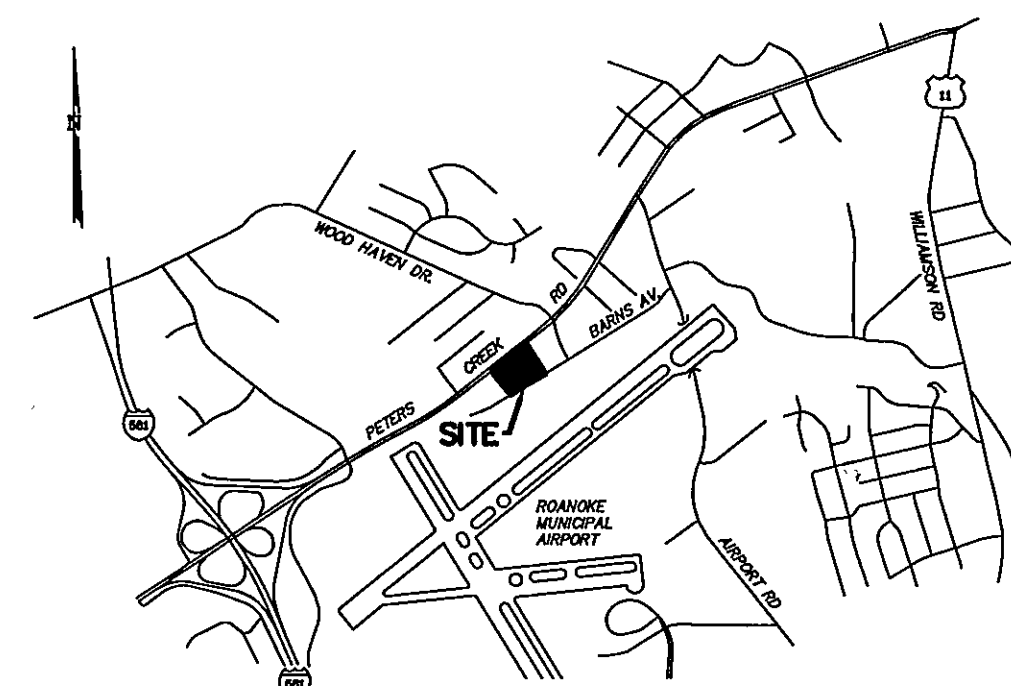
TO WIT:
I, Diane L. Phillips, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Mary P. Hundley, WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
1st DAY OF February, 2007.

MY COMMISSION EXPIRES 8-31-2010

Diane L. Phillips
NOTARY PUBLIC



REV: NOVEMBER 20, 2006
(CITY COMMENTS)
TAX NO. 6600104, 5
DATE: OCT. 26, 2006
CALC. JC CHK'D FBC
CLOSED: JC



VICINITY MAP
NO SCALE

COORDINATE LIST
(ASSUMED DATUM)

CORNER	NORTHING	EASTING
1	5000.0000	5000.0000
2	5111.6697	5165.9213
3	4830.6654	5355.0451
4	4811.9132	5318.9768
5	4768.7554	5229.4348
6	4745.4365	5171.3294
1	5000.0012	5000.0002
7	5335.0091	5497.7639
8	5016.3407	5712.2367

APPROVED:

R. Brian Townsend 2-5-07
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Thompson 2-5-07
CITY ENGINEER, ROANOKE VIRGINIA DATE

RESUBDIVISION PLAT
FOR

894 PROPERTIES, LLC

SHOWING THE COMBINATION OF 1.491 ACRES (INSTRUMENT # 060000871)
WITH 3.319 ACRES (INSTRUMENT # 060000870)
CREATING HEREON

LOT A 4.8099 ACRES

SITUATE PETERS CREEK ROAD, N.W. & BARNES AVENUE, N.W.
CITY OF ROANOKE, VIRGINIA



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

SHEET 1 OF 2

SCALE: 1"= 40'
N.B.: WES-41
DRAWN: JC
W.O.: 06-0078