

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT FREEWAY PARTNERS, LLC IS THE FEE SIMPLE OWNER OF THE PROPERTY BOUNDED BY CORNERS 1 TO 14 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED 10 JULY 2006 RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT #060011118.

THE SAID OWNER CERTIFIES 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 VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 3 DAY OF May, 2007.

**OWNER:**

BY: Freeway Partners, LLC  
Donna S. Clark, ITS manager

**STATE OF VIRGINIA****COUNTY OF ROANOKE**

I, LARRY T. ORLEJE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY, AND STATE DO HEREBY CERTIFY THAT FOR FREEWAY PARTNERS, LLC, Donna S. Clark ITS manager WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MAY 3 2007, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY, AND STATE AND ACKNOWLEDGED THE SAME ON MAY 3, 2007.

MY COMMISSION EXPIRES ON MAY 31, 2010

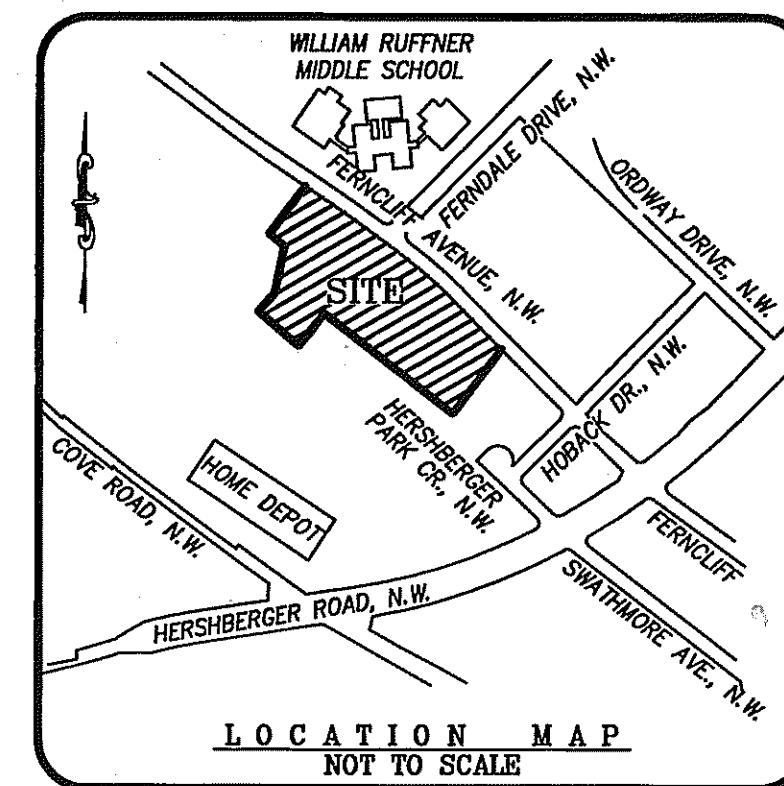
Larry T. Orleje  
NOTARY PUBLIC

**NOTES:**

1. THIS SURVEY IS BASED ON CURRENT FIELD SURVEY.
2. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS NOT 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 MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP #51161C00240 DATED OCT. 15, 1993 FOR COMMUNITY PANEL #510130 0024 D. ZONE "X".
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
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 CIRCUIT COURT OF THE CITY OF ROANOKE.
6. EXISTING DRAINAGE LINES TO BE ABANDONED AND RELOCATED. NEW DRAINAGE EASEMENT TO BE ESTABLISHED BY SEPARATE INSTRUMENT, UPON THE APPROVAL OF DEVELOPMENT PLANS.
7. PRIVATE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF TRACT "A-1", "A-2" AND TRACT D. SAID EASEMENT ENCOMPASSES THE EXISTING ROADWAY FROM FERNCLIFF AVENUE, NW, TO TRACT D AND THE EXISTING PARKING LOT, AS DELINEATED ON SHEET 2 OF 2.

BOUNDARY COORDINATES		
Origin of Coordinates are Assumed		
CORNER	NORTHING	EASTING
1	983.92301	9997.03301
2	727.71103	9727.52671
3	1134.54384	9225.91616
4	1053.85929	9162.08456
5	1199.27563	8942.27466
6	1245.55658	8980.18471
7	1397.29512	9031.39384
8	1466.00239	8946.68005
9	1705.17350	9140.66021
10	1579.70019	9321.27376
11	1413.77608	9546.65453
12	1371.61314	9596.33527
13	1354.84932	9617.84405
14	1180.41441	9810.17268
1	983.92301	9997.03301
Total Area = 10.671 Acres		

BOUNDARY COORDINATES		
NEW DIVISION LINE		
Origin of Coordinates are Assumed		
CORNER	NORTHING	EASTING
2A	1072.07508	9302.93796
11A	1397.32278	9566.04151

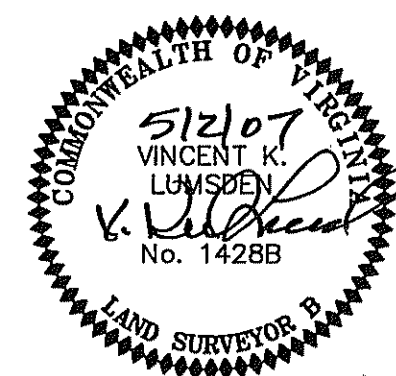
**APPROVED:**

P. Brian Townsend 5-8-07  
AGENT, CITY OF ROANOKE PLANNING COMMISSION 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 MAY 9TH, 2007, AT 10:38 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, CLERK

Melinda M Thomas  
DEPUTY CLERK



Plat Showing  
Subdivision of  
**TRACT "A", HERSHERBERGER PARK**  
(Map Book 1, Page 2529-2532)  
Property of  
**FREEWAY PARTNERS, LLC**  
(Instrument #060011118)  
creating hereon New  
**Tract "A-1" (5.286 Acres) &**  
**Tract "A-2" (5.385 Acres)**

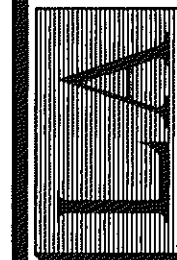
Situated along Ferncliff Avenue, NW

Roanoke, Virginia

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

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

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



DATE: May 2, 2007  
COMM. NO.: 2006-034  
SCALE: None  
SHEET 1 OF 2