

KNOW ALL MEN BY THESE PRESENTS, TO WIT:  
THAT FIVE STAR DEVELOPERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 13 INCLUSIVE TO 1, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 5, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #070014091. WHICH SAID PROPERTY IS SUBJECT TO A CERTAIN DEED OF TRUST TO ANDREW B. AGEE AND JOHN T. MCCAULEY, TRUSTEES, (EITHER OF WHOM MAY ACT) SECURING VALLEY BANK, BENEFICIARY, DATED SEPTEMBER 5, 2007 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #070014092.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 22<sup>ND</sup> DAY OF October 2007.

BY: Mark L. Bond  
MARK L. BOND, OPERATING MANAGER FOR  
FIVE STAR DEVELOPERS, LLC,  
A VIRGINIA LIMITED LIABILITY COMPANY, OWNER

BY: Andrew B. Agee  
ANDREW B. AGEE, TRUSTEE

#### STATE OF VIRGINIA

County of Roanoke

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT MARK L. BOND, OPERATING MANAGER, FOR FIVE STAR DEVELOPERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON October 22, 2007.

MY COMMISSION EXPIRES 1-31-09 REGISTRATION # 367040

Vetta W. Bayse  
NOTARY PUBLIC

#### STATE OF VIRGINIA

City of Roanoke

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT ANDREW B. AGEE, TRUSTEE WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON October 23, 2007.

MY COMMISSION EXPIRES 1-31-09 REGISTRATION # 357040

Vetta W. Bayse  
NOTARY PUBLIC

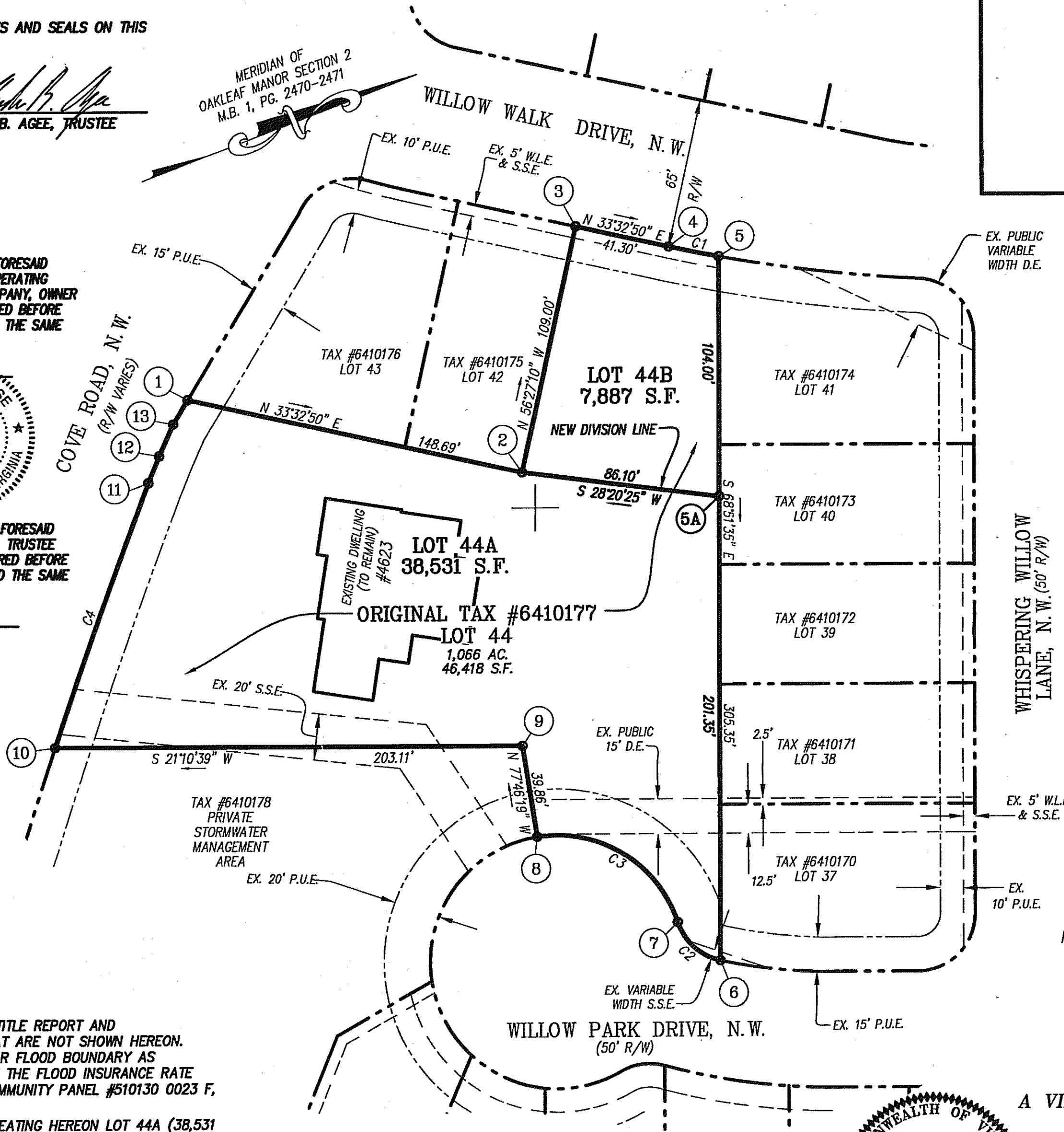
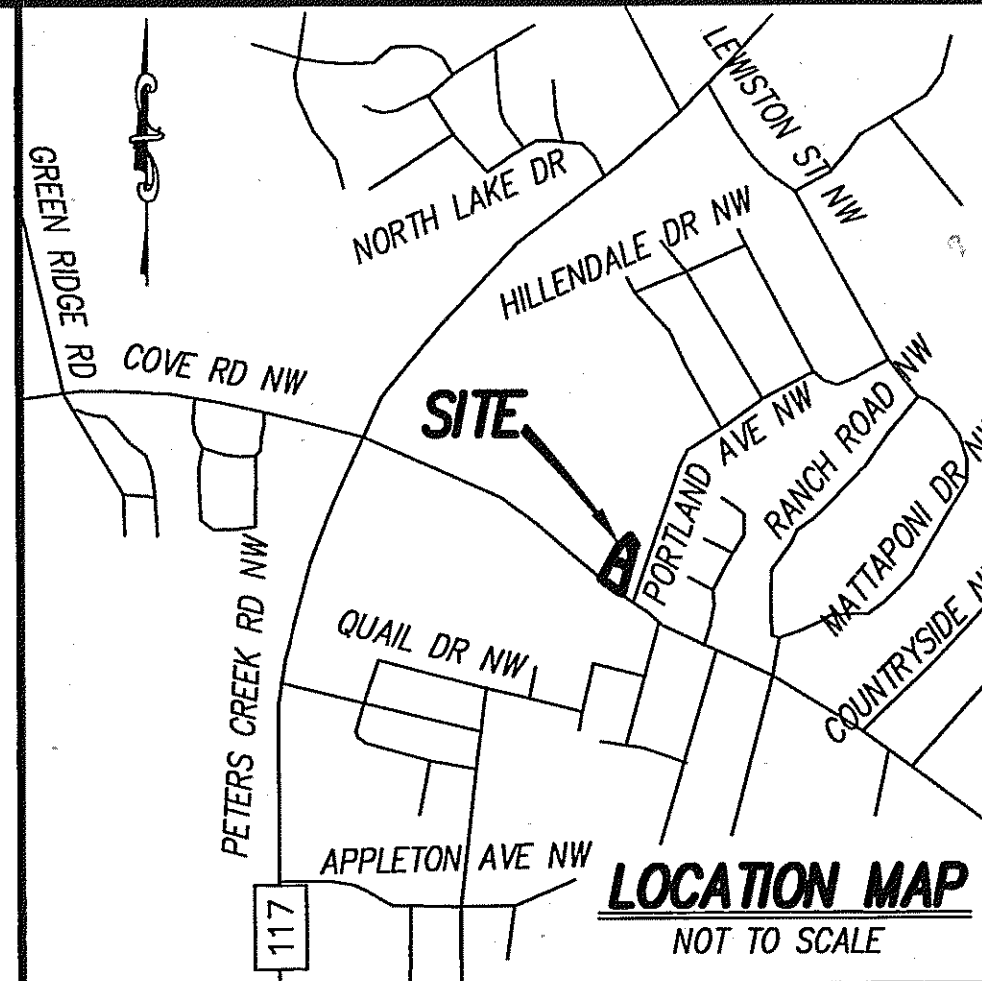
#### NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
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 MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0023 F, MAP # 51161C0023F DATED FEBRUARY 4, 2005. ZONE "X".
4. THE INTENT OF THIS PLAT IS TO RESUBDIVIDE ORIGINAL LOT 44, CREATING HEREON LOT 44A (38,531 S.F.) & LOT 44B (7,887 S.F.).
5. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.
7. ALL REFERENCES TO MINIMUM BUILDING LINES HAVE BEEN REMOVED PER REQUEST OF THE CITY OF ROANOKE, VIRGINIA. FOR RECORDED MINIMUM SETBACK REQUIREMENTS SEE MAP BOOK 1, PAGES 2470-2471.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	634.50'	22.10'	11.05'	22.10'	N 32°32'58" E	1°59'45"
C2	25.00'	26.09'	14.37'	24.92'	S 63°20'24" W	59°47'35"
C3	55.00'	77.76'	46.98'	71.45'	S 52°43'57" W	81°00'30"
C4	3000.00'	121.59'	60.81'	121.59'	N 49°14'04" W	219°20"

EXTERIOR BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
11-12	N 46°38'51" W	12.51'
12-13	N 45°05'19" W	15.09'
13-1	N 37°47'53" W	12.25'

LEGEND	
M.B.	MAP BOOK
S.F.	SQUARE FEET
AC.	ACRES
EX.	EXISTING
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATERLINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
M.B.L.	MINIMUM BUILDING LINE



BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4881.28675	1724.27524
2	5005.21278	1806.44732
3	5065.44894	1715.60348
4	5099.86713	1738.42527
5	5118.49796	1750.31698
6	5008.37204	2035.11938
7	4997.18980	2012.84717
8	4953.92681	1955.98975
9	4962.36984	1917.03185
10	4772.97262	1843.65510
11	4852.36352	1751.56804
12	4860.95235	1742.47056
13	4871.60627	1731.78368
1	4881.28675	1724.27524

LOT 44 - 1.066 AC. (46,418 S.F.)

APPROVAL: [Signature] 10/24/07  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

#### CLERK'S CERTIFICATE:

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 October 21, 2007, AT 11:20 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

[Signature]  
DEPUTY CLERK

PLAT SHOWING THE RESUBDIVISION OF  
LOT 44

SECTION #1 - "WILLOW WALK"  
(M.B. 1, PG. 2958-2960)

TAX #6410177  
PROPERTY OF

FIVE STAR DEVELOPERS, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY

INSTRUMENT #070014091  
CREATING

LOT 44A - 38,531 S.F.

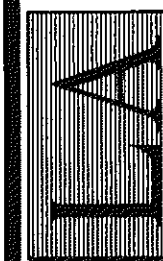
LOT 44B - 7,887 S.F.

SITUATED ALONG COVE ROAD, N.W.  
CITY OF ROANOKE, VIRGINIA

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: October 22, 2007  
COMM. NO.: 04-367  
SCALE: 1" = 40'  
SHEET 1 OF 1