

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT L & M PROPERTIES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED APRIL 14, 2003, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #030006832, WHICH PROPERTY IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO CLARK OWEN AND PETER A. SEITZ, TRUSTEES, SECURING FNB SALEM BANK & TRUST, N. A., BENEFICIARY, DATED APRIL 18, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #030007191. 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 4<sup>th</sup> DAY OF October 2007.

BY: John H. Lipscomb  
Member, L & M PROPERTIES, OWNER

BY: David W. DeHaet  
TRUSTEE

BY: James E. Hall Sr.  
Sole Beneficiary, FNB SALEM BANK & TRUST, N. A., BENEFICIARY

STATE OF Virginia  
City of Roanoke

I, Leslie Murphy, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT John H. Lipscomb, Member of L & M PROPERTIES, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 10-4-07, 2007, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON October 4, 2007.

MY COMMISSION EXPIRES ON November 30, 2008 REG. # 1000000000

Leslie Murphy  
NOTARY PUBLIC

STATE OF Virginia  
City of Roanoke

I, Leslie A. Murphy, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT James E. Hall, Jr. Sr. VP, TRUSTEE, SECURING FNB SALEM BANK & TRUST, N. A., BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 10-4-07, 2007, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 10-4, 2007.

MY COMMISSION EXPIRES ON November 30, 2008 REG. # 1000000000

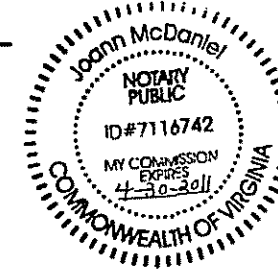
Leslie Murphy  
NOTARY PUBLIC

STATE OF Virginia  
County of Montgomery

I, John McDaniel, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT David W. DeHaet, TRUSTEE, SECURING FNB SALEM BANK & TRUST, N. A., BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED October 23, 2007, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON October 23, 2007.

MY COMMISSION EXPIRES ON April 30, 2011 REG. # 7116742

John McDaniel  
NOTARY PUBLIC

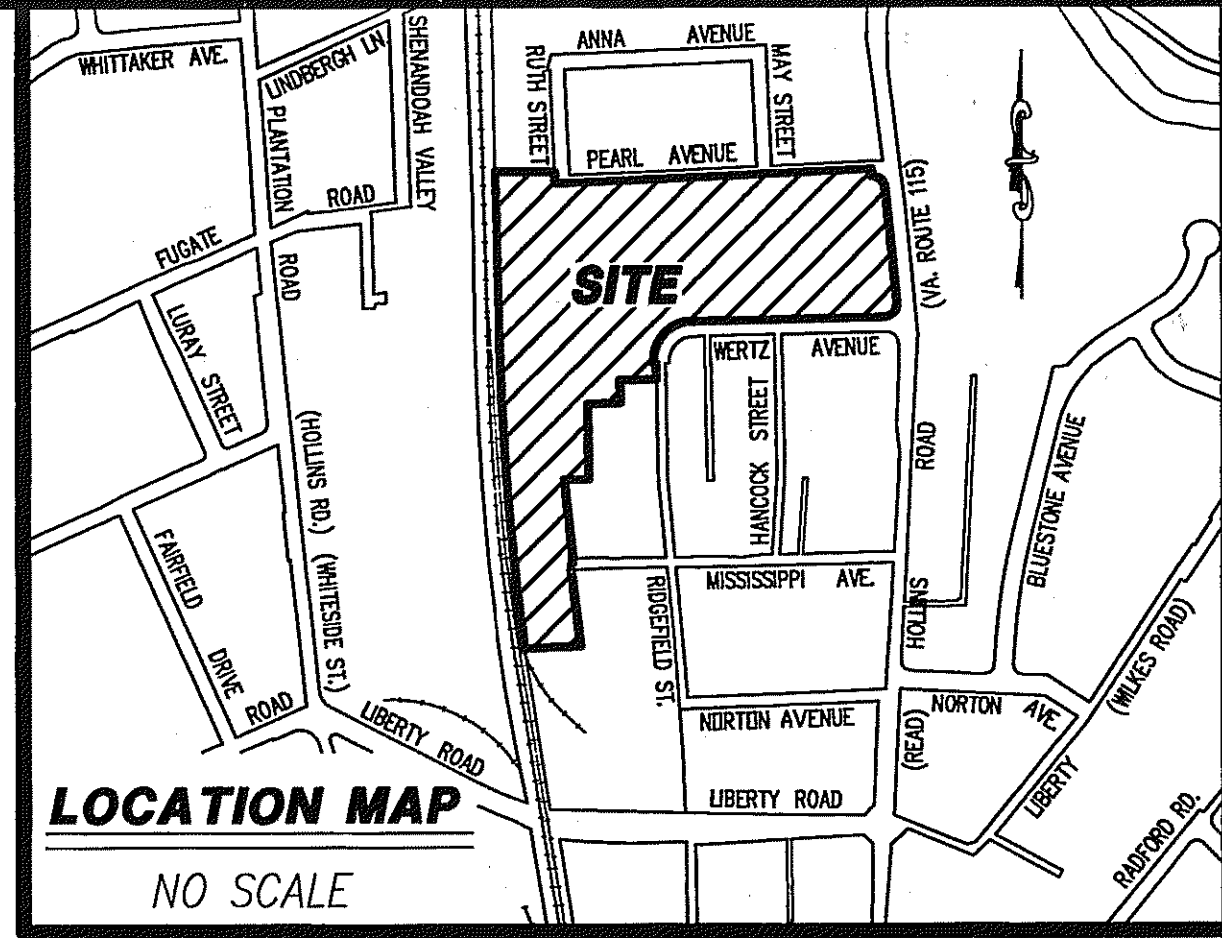
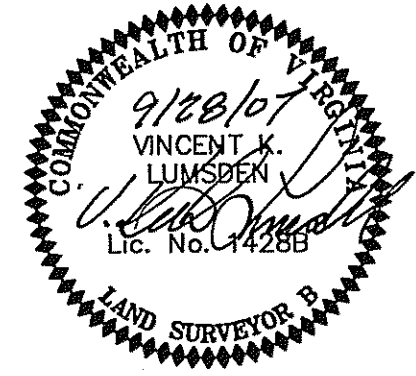


NOTES:

1. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
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 DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0028 D, MAP NUMBER 51161C0028 D, DATED OCTOBER 15, 1993. ZONE "X".
4. LEGAL REFERENCE: INSTRUMENT #030006832.
5. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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. THE PROPERTY LINES BETWEEN CORNERS 2 THRU 4 ARE NEW DIVISION LINES.
7. PROPERTY LINES COMPRISING LOT "A" WERE SURVEYED IN THE FIELD, THE REMAINING PROPERTY LINES COMPRISING LOT "B" WERE TAKEN FROM EXISTING RECORDS.
8. ALL PHYSICAL IMPROVEMENTS SHOWN ON LOT "A" WERE FIELD LOCATED. THE PHYSICAL IMPROVEMENTS SHOWN ON LOT "B" WERE TAKEN FROM CITY MAPPING.
9. THIS PLAT SUBDIVIDES ROANOKE CITY TAX PARCEL #3130301.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES WERE ASSUMED		
CORNER	NORTHING	EASTING
1	4454.12953	5442.15525
2	4450.15893	5344.00788
3	4518.44406	5340.51054
4	4530.23905	5436.11833
5	4498.78958	5432.84237
6	4499.09275	5440.33624
1	4454.12953	5442.15525
AREA 6,957 S.F., 0.1597 AC.		
LOT A ONLY		

LEGEND	
R/W	RIGHT OF WAY
EX.	EXISTING
M.B.	MAP BOOK
D.B.	DEED BOOK
P.G.	PAGE
S.F.	SQUARE FEET
IPF	IRON PIN FOUND
AC.	ACRE



APPROVED:

Chris Bell  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

10/29/07  
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 OCTOBER 31, 2007, AT 10:15 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Melinda M Thomas  
DEPUTY CLERK

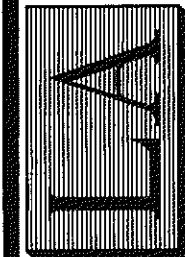
PLAT SHOWING  
THE SUBDIVISION OF  
**13.7870 ACRES**  
BEING PARCEL 1, INSTRUMENT #030006832  
CREATING  
**LOT A (6,957 S.F.)**  
AND  
**LOT B (13.6273 AC.)**  
(FROM RECORDS)

PROPERTY OF  
**L & M PROPERTIES, LLC**  
SITUATED AT RIDGEFIELD STREET, N.E.; WERTZ ROAD, N.E.  
HOLLINS ROAD, N.E. AND PEARL AVENUE, N.E.  
ROANOKE CITY, 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: September 28, 2007  
COMM. NO.: 2007-222  
SCALE: NO SCALE  
SHEET 1 OF 2