KNOW ALL MEN BY THESE PRESENTS TO WIT: NOTES: THAT ROBERT W. WOODWARD & TAMEA F. WOODWARD ARE THE FEE SIMPLE OWNER OF THE 1. OWNER OF RECORD: ROBERT W. WOODWARD & TAMEA F. WOODWARD COORDINATE LIST(ASSUMED) INSTRUMENT #080002574 PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, AND CORNER NORTHING **EASTING** PLAT BOOK 2, PAGE 7 (ROA. CO.) BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE 7016.8520 7834.4208 DEED BOOK 1251, PAGE 710 (R/W DEDICATION) CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT TAX MAP #1300502 (REMAINING PORTION OF LOT 21) NUMBER #080002574. 7114.7849 7944.0489 TAX MAP #1300503 (REMAINING PORTION OF LOT 20) THAT STEPHEN R. FOSTER & LINDA C. FOSTER THE FEE SIMPLE OWNER OF THE PARCEL OF 3 7030.4505 8019.3202 TAX MAP #1300504 (REMAINING PORTION OF LOT 19) LAND SHOWN HEREON BOUNDED BY CORNERS 2 TO 5 THROUGH 10 TO 3 TO 2, INCLUSIVE, AND 6933.2687 7909.0244 2. OWNER OF RECORD: STEPHEN R. FOSTER & LINDA C. FOSTER BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S 7364.0063 8223.0328 DEED BOOK 1576, PAGE 1647 OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1576. MAP BOOK 1, PAGE 460 7263.2831 8312.7835 6 PAGE 1647. TAX MAP #1300511 7234.0575 8280.0390 THE SAID OWNERS HEREBY CERTIFY THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS 7228.2498 8242.2932 AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY 9 7221.1464 8218.7411 AFFECT THE PROPERTY NOT SHOWN HEREON. WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE 4. IF AT A FUTURE DATE, THERE ARE CHANGES TO THE RIGHT-OF-WAY FOR 10 7209.0846 8222.0597 OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST. OR OTHER FRANKLIN ROAD, S.W., SUCH AS A MEDIAN STRIP, THEN TRACT A1 HAS THE RIGHT TO USE THE EXISTING CONCRETE ACCESS APRON ON LOT 21A FOR THE INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE. 7064.8281 8058.3368 11 IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS: 12 6998.0566 7982.5549 PURPOSE OF INGRESS/EGRESS AND TO CROSS OVER AND UPON LOT 21A FOR THE PURPOSE OF ACCESSING FRANKLIN ROAD, S.W. 13 6965.6626 7945.7897 VICINITY MAP 5. PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES. 14 7870.9645 7049.4972 ROBERT W. WOODWARD (OWNER) STEPHEN R. FOSTER (OWNER) NO SCALE 7907.5067 C Faster THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF 15 7082.1410 LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE 16 7149.4276 7982.8288 TAMEA F. WOODWARD (OWNER) LINDA C. FOSTER (OWNER) AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED 7016.8520 7834.4208 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE. LOT LINE CONCRETE ACCESS APRON HEREBY VACATED -**SEE NOTE #4** P.K. NAIL-FRANKLIN ROAD, S.W. U.S. ROUTE 220 80' PUBLIC RIGHT-OF-WAY CURB & GUTTER 0.4± MILE TO P.I. SIDEWALK N48'13'30"E 521.09' (TOTAL 1 TO 5) ---BROADWAY ----SIDEWALK **/**49.00 49.00 -*374.09'*– -WALL -SIGN 199.00-*322.09'-*22,430 S.F.-LEGEND LOT 21A TRACT A O IRON PIN SET(IPS) 43,749± S.F. 125.5' • IRON PIN FOUND(IPF) FROM RECORDS ~LOT LINE ▲ NAIL FOUND TM #1300511 1 STORY □ PLATTED CORNER(NOT SET) FRAME HEREBY -*TRACT A1—* #2944 LOT LINE Ø UTILITY POLE **VACATED** 37,862± S.F. -NEW LOT © LIGHT POLE **HEREBY** TIMBER WALL-FROM RECORDS VACATED REM. REMAINING LINE W/ FENCE EDGE OF PAVEMENT PORTION POR. 32.5 BUILDING _PF @ 75.1' -IPS @ — пни — OVERHEAD WIRES #2926 46.00' — × — FENCE -5,887 S.F. 148.3' REM. POR. PÓRTION OF REM. POR. REM. POR. *IPF* TRACT A BEING COMBINED -LOT 20 -LOT 21 -LOT 19 -APPROXIMATE LOCATION 34.0 5.498 S.F. 5.514 S.F. 5,531 S.F. SANITARY SEWER EASEMENT W/ LOT 19-TM #1300502 TM #1300503 TM #1300504 M.B. 1, PG. 460 199.00'--*270.21-*49.00 49.00' 49.00' --- S48'37'00"W 417.21'(TOTAL (10) TO (4)) **CORNER** PIPE FND. PIPE FND. PIPE FND. NOT SET @17.0' N/F WILLIAM WILSON SAMUEL WILLIAM R. & STEFANIE S. FOWLER STATE OF VIRGINIA BUTLER REVOCABLE TRUST, ET ALS. S48°15'00"W 43.89 INST. #050017692 JAMES N. & HEIDA L. DOLLMAN COMMONWEALTH AT LARGE INST. #060012760 T.M." #1300523 Jessica L. Nash INST. #050010755 A NOTARY PUBLIC IN T.M." #1300521 T.M. #1300524 AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LINE TABLE ROBERT W. WOODWARD NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25 DAY OF April 2008 LINE BEARING **LENGTH** S81°15'10"W 38.19 GRAPHIC SCALE S73°13'00"W | 24.60' REG. #353945 S15'23'00"E | 12.51 N48°13'30"E 52.00' MY COMMISSION EXPIRES 8-31-08 11-3 | S48°37'00"W | 52.00' (IN FEET) 1 inch = 30 ft.STATE OF VIRGINIA STATE OF VIRGINIA STATE OF VIRGINIA COMMONWEALTH AT LARGE COMMONWEALTH_AT LARGE COMMONWEALTH AT LARGE AnalaClinosey Anada Clinosey Angela C Lindery , A NOTARY PUBLIC IN A NOTARY PUBLIC IN A NOTARY PUBLIC IN RESUBDIVISION PLAT OF PARTIAL SURVEY & FROM RECORDS FOR AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT W. WOODWARD & TAMEA R. WOODWARD STEPHEN R. FOSTER , WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS TAMEA F. WOODWARD <u>LINDA C. FOSTER</u> AND STEPHEN R. FOSTER & LINDA C. FOSTER NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF April , 2008 PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS STATE DAY OF HOLD BEING THE RESUBDIVISION OF PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF 11011 _, 200<u>8</u>_ THE REMAINING PORTION OF LOTS 19, 20 & 21 NOTARY PUBLIC V NOTARY PUBLIC AS SHOWN ON Orpula Objective REG. # 227 356 REG. #227356 REG. # <u>22735</u>6 "PLATE FOR HOUSTON LAND CORP." PLAT BOOK 2, PAGE 7(ROA. CO.) MY COMMISSION EXPIRES LAN. 30, 2010 MY COMMISSION EXPIRES NOV. 30, 20/0 MY COMMISSION EXPIRES NOV. 30, 2010 TRACT A AS SHOWN ON ALTH OF APPROVED: SURVEY FOR FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF ROANOKE I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT MAP BOOK 1, PAGE 460 FIELD SURVEY AND FROM RECORDS AND IS CORRECT AGENT, CITY OF ROANOKE PLANNING COMMISSION CREATING HEREON
LOT 21A (22,430 SQUARE FEET) &
TRACT A1 (37,862± SQUARE FEET FROM RECORDS) TO THE BEST OF MY KNOWLEDGE AND BELIEF. IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:54 O'CLOCK DAY OF APRIL , 200 , IN Lic. No.002806 SITUATED ON FRANKLIN ROAD, S.W. 002806 BRIAN J. CASELLA 3.27.08 CITY OF ROANOKE, VIRGINIA AND SURVE SURVEYED MARCH 27, 2008 MAP BOOK ______, PAGE 3323. THESE PROPERTIES DO NOT LIE WITHIN THE LIMITS JOB #R0810129.00 OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED SHEET 1 OF 1 SCALE: 1"= 30' BRENDA S. HAMILTON BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X TEL: 540-772-9580 FAX: 540-772-8050 **CLERK** UNSHADED. SEE MAP #51161C0252G (REVISED PLANNERS ARCHITECTS ENGINEERS SURVEYORS • PLANNERS • ARCHITECTS DATE: SEPT. 28, 2007) Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018 • ENGINEERS

M.B. | PG. 3323