

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

THAT THE TRUSTEES OF PRESTON OAKS BAPTIST CHURCH ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON AS ORIGINAL TAX PARCELS #3191211 THRU #3191218 & #3200801, TO BE COMBINED BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1, INCLUSIVE WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JULY 2, 1958, IN D.B. 1033, PG. 229, OCTOBER 22, 1959, IN D.B. 1063, PG. 466 AND JANUARY 7, 1963, IN D.B. 1130, PG. 266 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 4 DAY OF March, 2009.

TRUSTEES  
Dennis Patrick DENNIS PATRICK, TRUSTEE  
Harry Hatter HARRY HATTER, TRUSTEE  
Danny Theller DANNY THELLER, TRUSTEE  
Shawn F. Dobbin SHAWN DOBBINS, TRUSTEE  
Wes Hartman WES HARTMAN, TRUSTEE  
Paul Walters PAUL WALTERS, TRUSTEE  
Wayne Sink WAYNE SINK, TRUSTEE  
Carolyn Sink CAROLYN SINK, TRUSTEE  
Cathy Crews CATHY CREWS, TRUSTEE  
Jim Parris JIM PARRIS, TRUSTEE

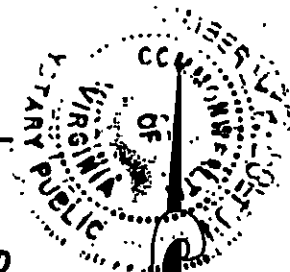
## STATE OF VIRGINIA

City of Roanoke Notary Public

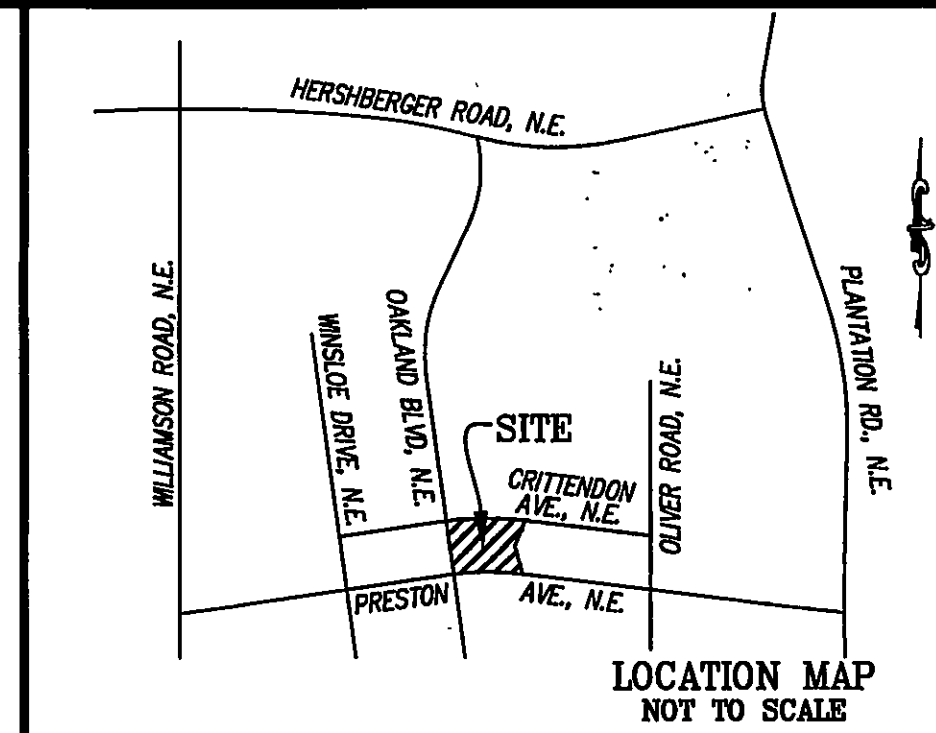
I, Kimberly P. Bolton A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DENNIS PATRICK, HARRY HATTER, DANNY THELLER, SHAWN DOBBINS, WES HARTMAN, PAUL WALTERS, WAYNE SINK, CAROLYN SINK, CATHY CREWS, JIM PARRIS, TRUSTEES OF PRESTON OAKS BAPTIST CHURCH, OWNERS HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON March 4, 2009.

MY COMMISSION EXPIRES ON 7/31/09

Kimberly P. Bolton REG # 302967  
 NOTARY PUBLIC



MERIDIAN OF  
 M.B. 1, PG. 115



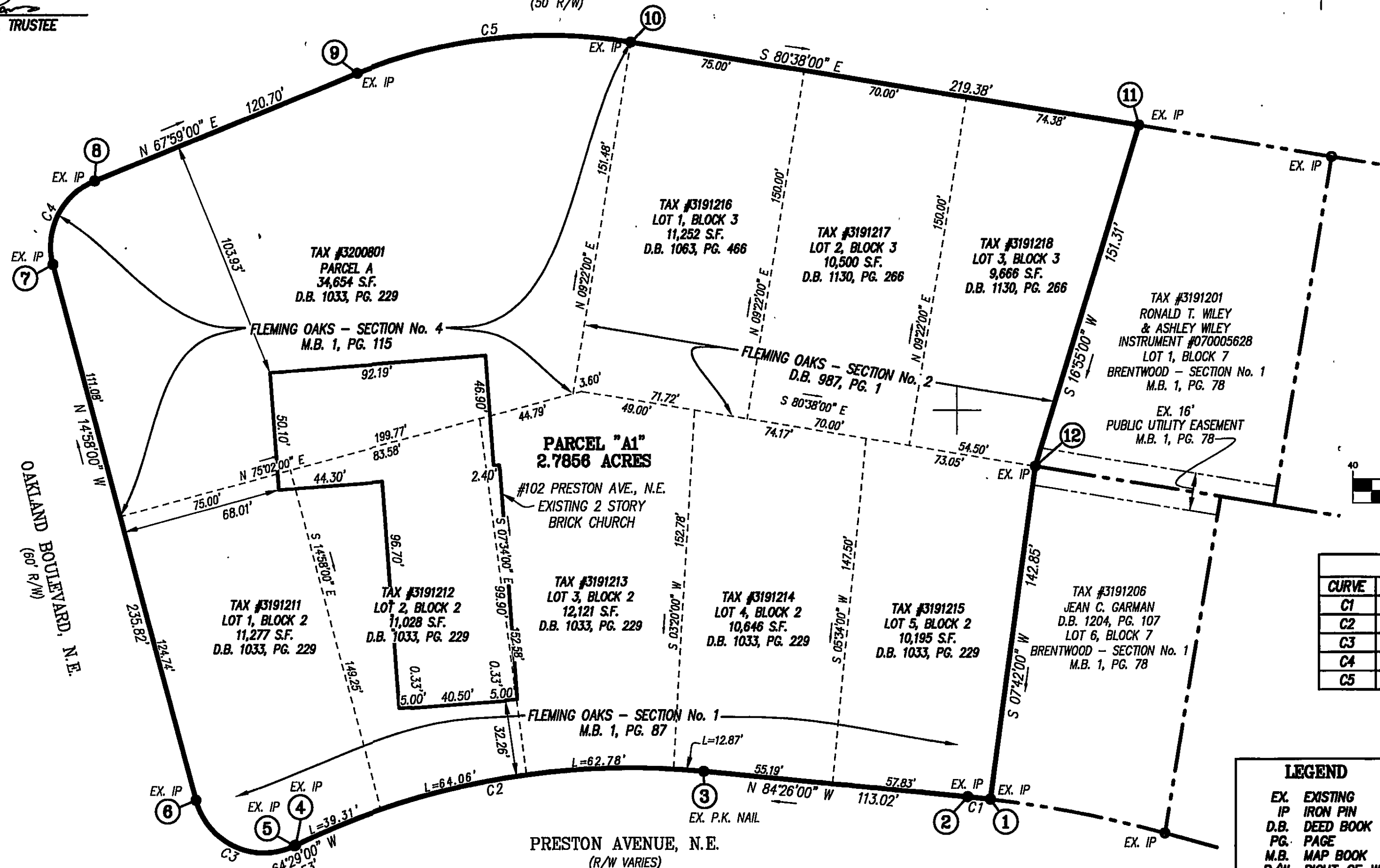
4664 BRAMBLETON AVENUE, SW  
 P.O. BOX 20669  
 ROANOKE, VIRGINIA 24018  
 PHONE: (540) 774-4411  
 FAX: (540) 772-9445  
 E-MAIL: MAIL@LUMSDENPC.COM

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



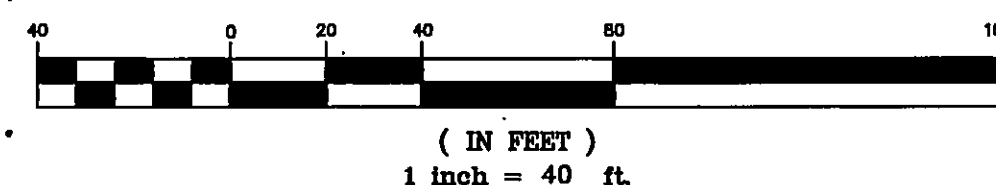
DATE: February 9, 2009  
 COMM. NO.: 09-003  
 SCALE: 1" = 40'  
 SHEET 1 OF 1

CRITTENDON AVENUE, N.E.  
 (50' R/W)



BOUNDARY COORDINATES ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	129.63730	744.37739
2	130.67581	734.69877
3	141.63919	622.21178
4	111.00728	448.04520
5	110.77897	447.56689
6	130.10506	405.66140
7	357.92515	344.75922
8	393.48511	362.49522
9	438.73268	474.39315
10	451.66775	591.09074
11	415.96323	807.54575
12	271.20056	763.51749
1	129.63730	744.37739
TOTAL AREA = 2.7856 AC. (121,339 S.F.)		

## GRAPHIC SCALE



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00'	9.73'	4.87'	9.73'	N 83°52'32" W	106°56"
C2	330.00'	179.03'	91.78'	178.84'	S 80°01'30" W	31°05'00"
C3	30.00'	52.65'	36.10'	46.15'	N 65°14'30" W	100°33'00"
C4	30.00'	43.43'	26.52'	39.74'	N 26°30'30" E	82°57'00"
C5	217.06'	118.89'	60.98'	117.41'	N 83°40'30" E	31°23'00"

## LEGEND

EX. EXISTING  
 IP. IRON PIN  
 D.B. DEED BOOK  
 PG. PAGE  
 M.B. MAP BOOK  
 R/W RIGHT-OF-WAY  
 AC. ACRES  
 S.F. SQUARE FEET  
 M.B.L. MINIMUM BUILDING LINE

PLAT SHOWING THE COMBINATION OF  
 ORIGINAL LOTS 1 - 5, BLOCK 2  
 SECTION No. 1  
 FLEMING OAKS - M.B. 1, PG. 87  
 ORIGINAL LOTS 1 - 3, BLOCK 3  
 SECTION No. 2  
 FLEMING OAKS - D.B. 987, PG. 1  
 ORIGINAL PARCEL A  
 SECTION No. 4  
 FLEMING OAKS - M.B. 1, PG. 115  
 PROPERTY OF  
 THE TRUSTEES OF PRESTON OAKS  
 BAPTIST CHURCH  
 (D.B. 1033, PG. 229, D.B. 1063, PG. 466)  
 (D.B. 1130, PG. 266)  
 CREATING

**PARCEL "A1" (2.7856 AC.)**  
 SITUATED ALONG OAKLAND BOULEVARD, N.E.,  
 PRESTON AVE., N.E. & CRITTENDON AVE. N.E.  
 CITY OF ROANOKE, VIRGINIA

## NOTES:

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0154 G, DATED SEPTEMBER 28, 2007 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. ZONE, X (UNSHADED).
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE FOUND OR SET AS SHOWN HEREON.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. APPROVAL HEREOF BY THE CITY OF ROANOKE PLANNING COMMISSION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
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 CIRCUIT COURT OF THE CITY OF ROANOKE.
7. ALL INTERIOR PROPERTY LINES ARE HEREBY VACATED.
8. FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.

APPROVED:

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 PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON MARCH 17, 2009, AT 10:15 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

DEPUTY CLERK

