

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT QUEEN ANNE COURT OF SOUTHWOOD, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED AND COMBINED BOUNDED BY OUTSIDE CORNERS 1 TO 25 THRU 34 TO 2 THRU 24 TO 1 INCLUSIVE WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED AUGUST 24, 2007 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #070013456.

THAT C. ALAN HENRY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED BOUNDED BY OUTSIDE CORNERS 25 THRU 34 TO 25 INCLUSIVE WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JUNE 24, 2009 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #090007300. WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO TERRANCE E. O'SHAUGHNESSY AND WILLIAM C. MOSES TRUSTEES SECURING HOMETOWN BANK, BENEFICIARY DATED JUNE 26, 2009 AND RECORDED IN INSTRUMENT #090001293.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED AND RESUBDIVIDED 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.

THE SAID OWNERS ALSO HEREBY CREATES A NEW VARIABLE WIDTH & 20' PRIVATE DRAINAGE EASEMENT AND TWO PRIVATE DRIVEWAY EASEMENT.

GRANTORS OF ANY LOTS IN THIS SUBDIVISION SHALL INCLUDE THE FOLLOWING STATEMENT IN EACH DEED OF CONVEYANCE: THE STREET (SOUTHWOOD MANOR COURT, S.W.- 24,441 S.F.) IN THIS SUBDIVISION IS INTENDED TO BE UNDER PRIVATE OWNERSHIP AND WILL NOT BE MAINTAINED BY THE CITY OF ROANOKE. BY RECORDATION OF THIS PLAT THE SUBDIVIDER GRANTS TO THE CITY OF ROANOKE RIGHTS OF ACCESS, IN PERPETUITY, OVER THE PRIVATE STREETS SHOWN ON THIS PLAT TO ACCOMPLISH ANY PUBLIC SERVICE FOR WHICH THE CITY IS RESPONSIBLE.

THE SAID OWNERS, 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 LINE 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 18 DAY OF December, 2009.

C. Alan Henry ITS President
QUEEN ANNE COURT OF SOUTHWOOD, INC., OWNER

C. Alan Henry ITS Executive Vice Presidents
TERRANCE E. O'SHAUGHNESSY, TRUSTEE
WILLIAM C. MOSES, TRUSTEE
HOMETOWN BANK, BENEFICIARY

STATE OF VIRGINIA

City of Roanoke

I, Diana Petrovski, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT C. ALAN HENRY, OWNER HAS PERSONALLY APPEARED
BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME
ON December 17, 2009.

MY COMMISSION EXPIRES ON 10/31/2013

Diana Petrovski
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

I, Diana Petrovski, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT TERRANCE E. O'SHAUGHNESSY, TRUSTEE HAS
PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND
ACKNOWLEDGED THE SAME ON Dec. 17, 2009.

MY COMMISSION EXPIRES ON 10/31/2013

Diana Petrovski
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

I, Leslie M. Pruitt, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT Terrance E. O'Shaughnessy ITS EVP
FOR HOMETOWN BANK, BENEFICIARY HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID
City AND STATE AND ACKNOWLEDGED THE SAME ON December 23, 2009.

MY COMMISSION EXPIRES ON 9/30/11

Leslie M. Pruitt
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

I, Diana Petrovski, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT C. Alan Henry ITS President
FOR QUEEN ANNE COURT OF SOUTHWOOD, INC., OWNER HAS PERSONALLY APPEARED BEFORE ME
IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON
Dec. 17, 2009.

MY COMMISSION EXPIRES ON 10/31/2013

Diana Petrovski
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

I, Diana Petrovski, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT WILLIAM C. MOSES, TRUSTEE HAS PERSONALLY APPEARED
BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME
ON Dec. 17, 2009.

MY COMMISSION EXPIRES ON 10/31/2013

Diana Petrovski
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

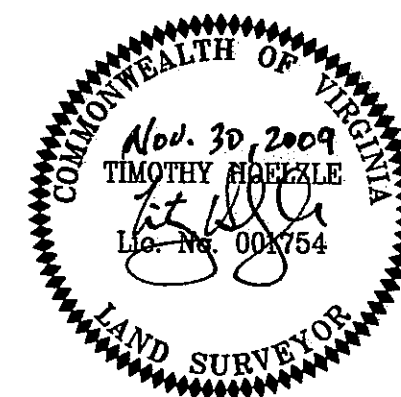
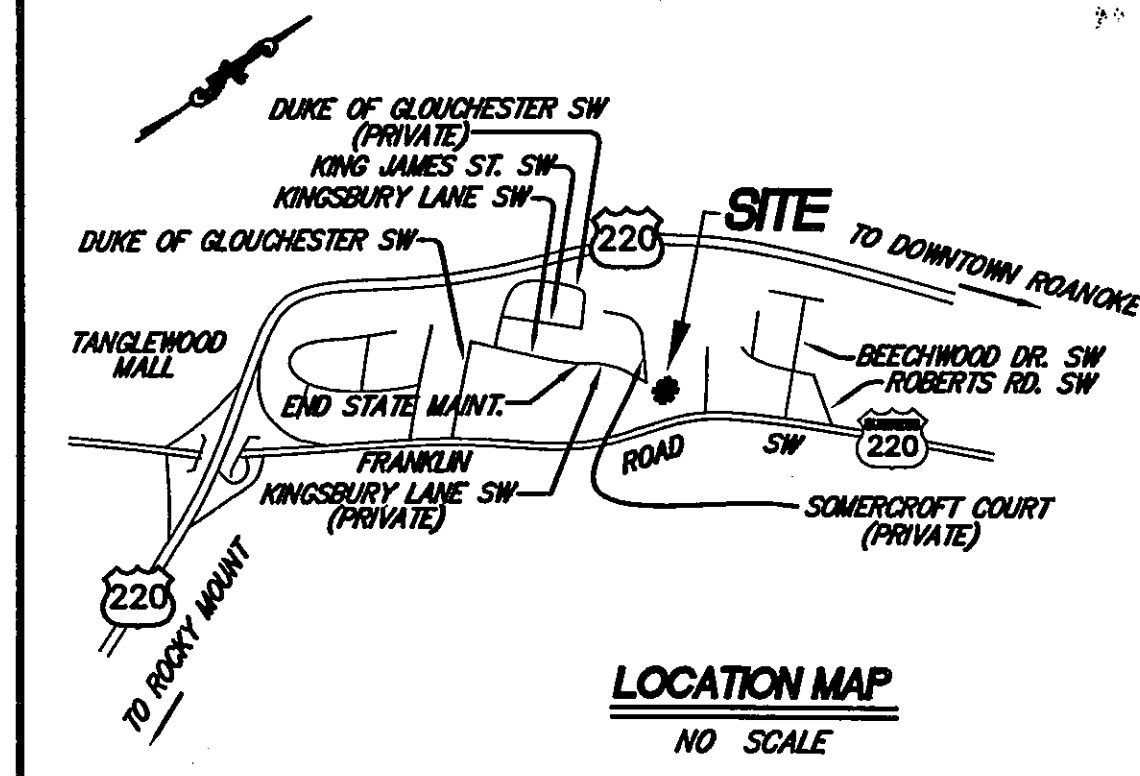
I, Leslie M. Pruitt, A NOTARY PUBLIC IN AND FOR THE AFORESAID City
AND STATE DO HEREBY CERTIFY THAT Terrance E. O'Shaughnessy ITS EVP
FOR HOMETOWN BANK, BENEFICIARY HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID
City AND STATE AND ACKNOWLEDGED THE SAME ON December 23, 2009.

MY COMMISSION EXPIRES ON 9/30/11

Leslie M. Pruitt
NOTARY PUBLIC

NOTES:

1. THIS 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 #51161C0252G, 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 THE PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.
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 LOT LINES FOR LOTS 1 THRU 9 & 11 THRU 12 ARE HEREBY VACATED. A (1,038 S.F.) PORTION OF ORIGINAL LOT 2 AND A (8,834 S.F.) PORTION OF ORIGINAL LOT 11 IS TO BE CONVEYED TO C. ALAN HENRY AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 10 (16,742 S.F.), HEREBY VACATING ORIGINAL LOT 10 INTERIOR LOT LINES & CREATING THE "MANOR LOT" (26,615 S.F.). (SEE SHEET 3 & 5)
8. ALL EXISTING VARIABLE WIDTH WATERLINE & SANITARY SEWER EASEMENTS GRANTED IN M.B. 1, PG. 3339-3342 TO BE VACATED.
9. ALL EXISTING PRIVATE UTILITY AND EXISTING PRIVATE S.W.M.E. & 20' ACCESS EASEMENTS GRANTED IN M.B. 1, PG. 3339-3342 ARE HEREBY VACATED.



PLAT SHOWING THE
COMBINATION & RESUBDIVISION OF
"QUEEN ANNE COURT"
(M.B. 1, PG. 3339-3342 & 3345)
ORIGINAL LOTS 1 THRU 9, 11 & 12
PROPERTY OF
QUEEN ANNE COURT OF SOUTHWOOD, INC.
(INSTRUMENT #070013456)
CREATING HEREON
"MANOR HOMES OF SOUTHWOOD"
LOTS 1-12, 12A, SWM LOT &
SOUTHWOOD MANOR COURT, S.W.
(12,441 S.F. VARIABLE WIDTH PRIVATE R/W
& ACCESS EASEMENT)

AND
ORIGINAL LOT 10
PROPERTY OF
C. ALAN HENRY
(INSTRUMENT #090007300)
CREATING HEREON
"MANOR LOT" - 26,615 S.F.
SITUATED ALONG SOUTHWOOD MANOR COURT, S.W.
CITY OF ROANOKE, VIRGINIA

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
December 23, 2009, AT 10:52 O'CLOCK A.M.

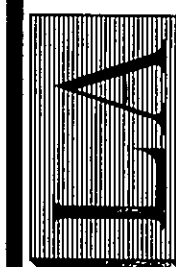
TESTEE: BRENDA S. HAMILTON

Tom Carr
AGENT, CITY OF ROANOKE PLANNING COMMISSION
DATE 12-23-09
[Signature]
DEPUTY CLERK

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: November 30, 2009
COMM. NO.: 08-231
SCALE: NONE

SHEET 1 OF 5