

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HICKORY WOODS APARTMENTS, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 2, 11 THROUGH 21, 8, 9 TO 2, INCLUSIVE, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1730, PAGE 545.

THAT DOUGLAS E. CATON IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 9, 10 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1756, PAGE 677.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 2 THROUGH 9 TO 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Douglas E. Caton 11/18/09 *Douglas E. Caton* 11/18/09
OWNER/AGENT DATE DOUGLAS E. CATON DATE
HICKORY WOODS APARTMENTS, L.L.C.

STATE OF VIRGINIA
City OF *Charlottesville* TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS *18th* DAY OF *November*, 2009
BY *Douglas E. Caton*
OWNER/AGENT
HICKORY WOODS APARTMENTS, L.L.C.

Nancy E. Gibson
NOTARY PUBLIC
REGISTRATION NUMBER *305098* MY COMMISSION EXPIRES *5/31/13*

NANCY E. GIBSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #305098
My Commission Expires May 31, 2013

APPROVED: *[Signature]* 12/1/09
AGENT DATE
CITY OF ROANOKE
PLANNING COMMISSION

STATE OF VIRGINIA
City OF *Charlottesville* TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS *18th* DAY OF *November*, 2009
BY *Douglas E. Caton*
DOUGLAS E. CATON

Nancy E. Gibson
NOTARY PUBLIC
REGISTRATION NUMBER *305098* MY COMMISSION EXPIRES *5/31/13*

NANCY E. GIBSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #305098
My Commission Expires May 31, 2013

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT *11:54* O'CLOCK *A.M.* ON THIS *7th* DAY OF *May*, 2009, IN MAP BOOK *1*, PAGE *552*.

TESTE: *Brenda S. Hamilton*
Janet R. Collier
DEPUTY CLERK

- NOTES:
1. THE BOUNDARY FOR PARCEL 7090409 IS BASED UPON A CURRENT FIELD SURVEY AND REPRESENTS THE SAME PROPERTY AS PLATTED MB 1-447. THE BOUNDARY OF PARCEL 7090521 IS BASED UPON THE PLAT RECORDED IN MB 1-577.
 2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF CURRENT TITLE REPORTS AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTIES SHOWN HEREON.
 3. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR OR OTHER RESTRICTIVE FLOOD BOUNDARIES AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 51161C0167G, DATED SEPTEMBER 28, 2007.
 4. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 COURT OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

CURVE TABLE

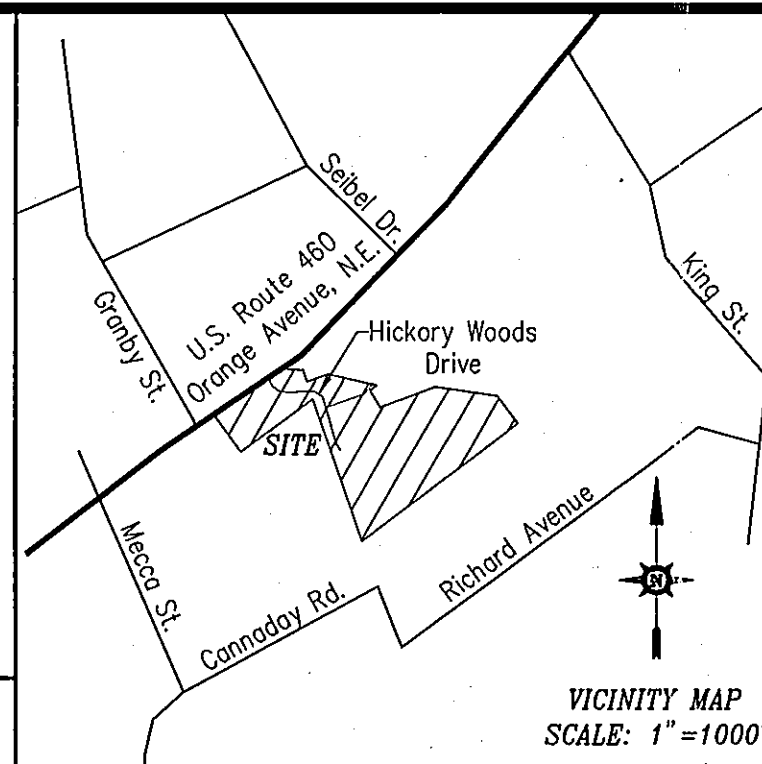
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	111.00'	82.39'	141.75'	73°10'00"	51°37'05"	132.31'	S 69°11'00" E
C2	48.00'	20.78'	39.23'	46°49'27"	119°21'58"	38.14'	S 82°21'17" E

EASEMENT CURVE TABLE

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
EC1	51.00'	24.28'	45.32'	50°54'52"	43.84'	S 58°03'26" E
EC2	111.00'	28.36'	55.53'	28°39'44"	54.95'	N 69°11'00" W
EC3	101.00'	19.86'	39.23'	22°15'08"	38.98'	N 43°43'34" W

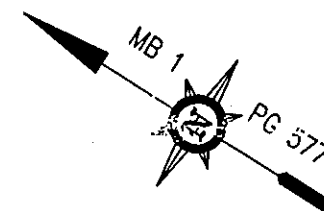
EASEMENT LINE TABLE

Course	Bearing	Distance
L1	S 06°29'08" W	50.00'
L2	S 06°29'08" W	10.00'
L3	N 35°08'52" E	10.00'



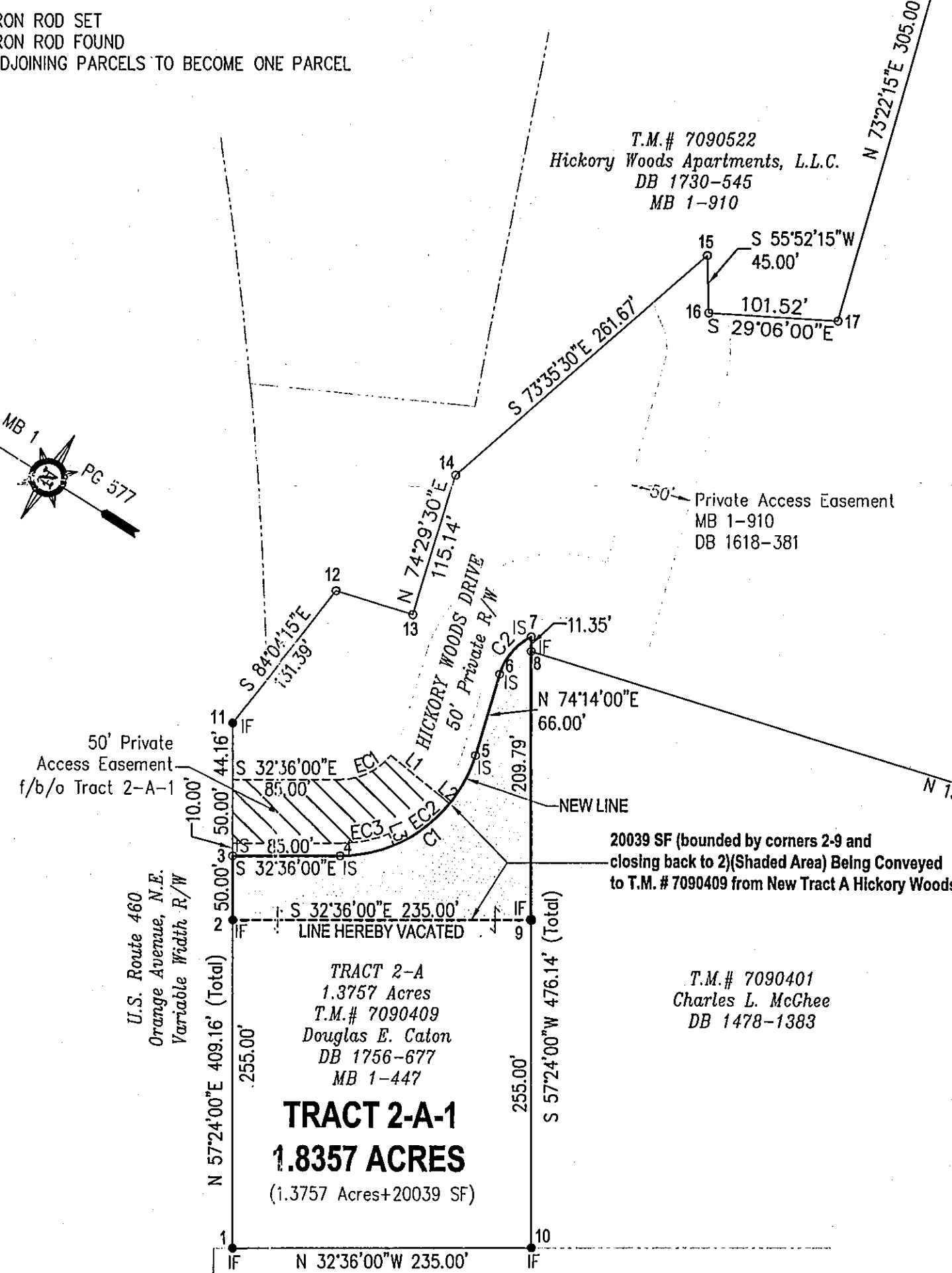
LEGEND

- IS IRON ROD SET
- IF IRON ROD FOUND
- ADJOINING PARCELS TO BECOME ONE PARCEL



COORDINATE TABLE

Point	Northing	Easting
1	5000.0000	5000.0000
2	5137.3866	5214.8254
3	5164.3251	5256.9480
4	5092.7166	5302.7435
5	5045.6967	5426.4160
6	5063.6302	5489.9329
7	5058.5554	5527.7386
8	5052.4390	5518.1746
9	4939.4102	5341.4365
10	4802.0237	5126.6111
11	5220.4434	5344.6978
12	5206.8710	5475.3849
13	5146.3286	5492.1843
14	5177.1145	5603.1323
15	5103.1977	5854.1452
16	5077.9500	5816.8953
17	4989.2446	5866.2681
18	5076.5284	6158.5121
19	5012.5426	6476.6819
20	4861.3686	6577.2326
21	4296.4765	5727.9399



T.M.# 7090501
Glade Creek Station, L.P.
INST #0970022875

T.M.# 7090524
Douglas E. Caton
DB 1770, Pg 1171

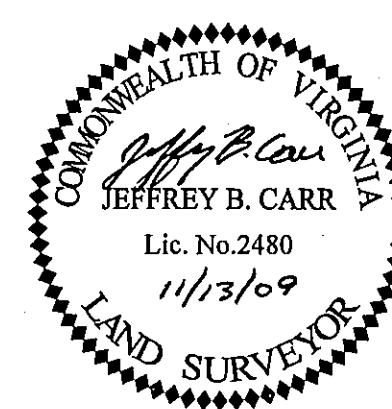
NEW TRACT A HICKORY WOODS
12.5055 Acres
T.M.# 7090521
Hickory Woods Apartments, L.L.C.
DB 1730-545
MB 1-577

TRACT A-1
12.0454 ACRES
(12.5055 Acres-20039 SF)

20039 SF (bounded by corners 2-9 and closing back to 2)(Shaded Area) Being Conveyed to T.M.# 7090409 from New Tract A Hickory Woods

T.M.# 7090401
Charles L. McGhee
DB 1478-1383

T.M.# 7080114
Rebecca C. Johnson
INST #050014159



SUBDIVISION PLAT OF
NEW TRACT A HICKORY WOODS
PROPERTY OF **HICKORY WOODS APARTMENTS, L.L.C.**
BEING A SUBDIVISION OF NEW TRACT "A" (12.5055 AC) SHOWN ON THE HICKORY WOODS SUBDIVISION PLAT RECORDED IN MAP BOOK 1, PAGE 577 AND BOUNDARY ADJUSTMENT OF TRACT 2-A (1.3757 ACRES) SHOWN ON THE SUBDIVISION PLAT RECORDED IN MAP BOOK 1, PAGE 447, CREATING HEREON TRACT A-1 (12.0454 ACRES) AND TRACT 2-A-1 (1.8357 ACRES) LOCATED AT ORANGE AVENUE, N.E. (US ROUTE 460) AND HICKORY WOODS DRIVE IN THE CITY OF ROANOKE, VIRGINIA
FILE: 7090521-PHASE1-BLA.DWG
SHEET: 1 of 1
PROJECT: 09.0115
DATE: SEPTEMBER 15, 2009
REV: OCTOBER 21, 2009

