

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT, FAISON-SOUTHERN LANE, LLC IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 17 TO 1, INCLUSIVE, AND ALSO BOUNDED BY CORNERS 18 THROUGH 25 TO 18, INCLUSIVE, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER FROM SOUTHERN LANE GROUP, LLC BY INSTRUMENT DATED OCTOBER 27, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 000015010, PAGES 93 TO 103.

THAT, FAISON-SOUTHERN LANE, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 22, 21, 26, 27, 28, 29, TO 22, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER FROM SAVE-X 2, LLC. BY INSTRUMENT DATED AUGUST 31, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO 050014212.

FAISON-SOUTHERN LANE, LLC HEREBY SUBDIVIDES THE LAND SHOWN HEREON OF ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH SECTIONS 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950), AS AMENDED, TO DATE, AND ALSO WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE, AS AMENDED TO DATE.

FAISON-SOUTHERN LANE, LLC HEREBY DEDICATES 1.247 ACRES SHOWN HEREON RESERVED FOR PUBLIC STREETS TO THE CITY OF ROANOKE, VIRGINIA FOR PUBLIC USE.

FAISON-SOUTHERN LANE, LLC HEREBY VACATES THE OLD LOT LINES SHOWN HEREON IN ACCORDANCE WITH SECTION 15.2-2275 OF THE CODE OF VIRGINIA (1950) AS AMENDED TO DATE.

FAISON-SOUTHERN LANE, LLC HEREBY GRANTS TO WESTERN VIRGINIA WATER AUTHORITY ALL NEW PUBLIC WATERLINE AND SANITARY SEWER EASEMENTS SHOWN HEREON. (SEE SHEET 4)

FAISON-SOUTHERN LANE, LLC HEREBY GRANTS TO THE CITY OF ROANOKE ALL NEW PUBLIC STORM DRAIN EASEMENTS SHOWN HEREON. (SEE SHEET 4)

FAISON-SOUTHERN LANE, LLC HEREBY GRANTS TO VERIZON VIRGINIA INC., APPALACHIAN POWER COMPANY AND COX COMMUNICATIONS ALL NEW UTILITY EASEMENTS SHOWN HEREON. (SEE SHEET 5)

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE AND SEAL OF THE SAID OWNER:

OWNER
INST. #000015010
INST. #050014212
FAISON-SOUTHERN LANE, LLC

FAISON-SOUTHERN LANE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

BY: FCD-SOUTHERN LANE LIMITED PARTNERSHIP, ITS MANAGER

BY: FCD-1997 G.P., INC., ITS GENERAL PARTNER

BY: David B. Chandler
NAME: DAVID B. CHANDLER
TITLE: VICE PRESIDENT

CITY OF CHARLOTTE, MECKLENBURG COUNTY
STATE OF NORTH CAROLINA

I, Gina T. Bartlett, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY, AND STATE, DO HEREBY CERTIFY THAT, DAVID B. CHANDLER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE, AND HAS ACKNOWLEDGED THE SAME ON THIS THE 10th DAY OF July, 2006

NOTARY PUBLIC: Gina T. Bartlett

My Commission Expires May 29, 2010

MY COMMISSION EXPIRES:

APPROVED: Paul C. Baume 7-11-06
CITY ENGINEER, ROANOKE, VIRGINIA DATE
Dr. Brian Townsend 7-11-06
AGENT FOR THE CITY OF ROANOKE PLANNING COMMISSION DATE

BOUNDARY COORDINATES

CORNER	NORTHING	EASTING
1	3609482.396	11055138.160
2	3609570.991	1105529.783
3	3609242.805	11055813.783
4	3608897.055	11056105.931
5	3608545.218	11055508.778
6	3608776.082	11055429.378
7	3608835.895	11055392.878
8	3609008.265	11055293.494
9	3609014.555	11055307.446
10	3609153.286	11055302.593
11	3609133.556	11055332.705
12	3609078.882	11055450.089
13	3609102.898	11055410.357
14	3609135.374	11055427.134
15	3609340.634	11055199.515
16	3609383.873	11055171.209
17	3609456.419	11055142.637
18	3609191.379	11055106.663
19	3609216.449	11055175.915
20	3608990.993	11055285.789
21	3608771.090	11055412.351
22	3608726.779	11055277.284
23	3608845.246	11055240.760
24	3608842.056	11055231.282
25	3608976.069	11055184.328
26	3608741.201	11055429.533
27	3608724.232	11055436.384
28	3608538.072	11055496.219
29	3608459.685	11055359.634
1	3609482.396	11055138.160

BOUNDARY COORDINATES SHOWN HEREON BASED ON CITY OF ROANOKE CONTROL NETWORK.

ACREAGE CHART

TAX No. 5470102	0.430 ACRES
TAX No. 5470103	0.245 ACRES
TAX No. 5470104	0.917 ACRES
TAX No. 5470108	0.508 ACRES
TAX No. 5470109	0.784 ACRES
TAX No. 5470111	1.278 ACRES
TAX No. 5470112	1.353 ACRES
TAX No. 5470113	0.345 ACRES
TAX No. 5470114	0.999 ACRES
TAX No. 5470115	1.397 ACRES
TAX No. 5480701	0.223 ACRES
TAX No. 5480704	4.413 ACRES
TAX No. 5480717	0.363 ACRES
TAX No. 5480718	0.143 ACRES
FEE SIMPLE	
RIGHT-OF-WAY	0.791 ACRES
TOTAL NET	14.167 ACRES



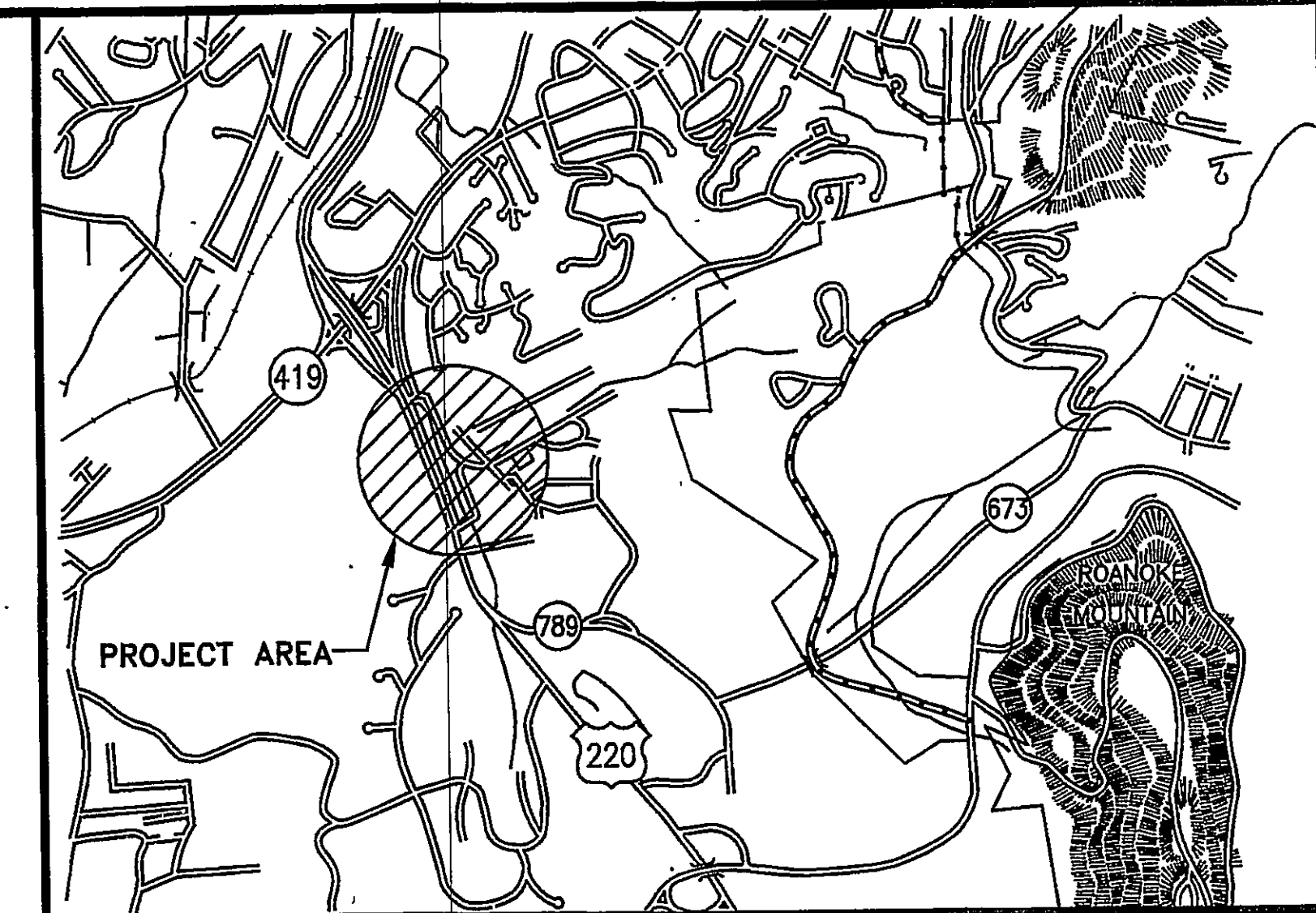
THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND LEGAL DESCRIPTIONS CONTAINED IN INST. #000015010 AND INST. #050014212.

Larry G. Graham
LARRY G. GRAHAM, L.S. 2058

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED ON THIS 11th DAY OF July, 2006 AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 4:21 O'CLOCK P.M.

TESTE: BRENDA S. HAMILTON, CLERK

BY: James Brown



VICINITY MAP

NOTES:

- THIS PLAT IS BASED ON LAWYERS TITLE INSURANCE CORPORATION COMMITMENT CASE NO. 024787 DATED OCTOBER 9, 2002.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" AND "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP No. 51161C0062D PANEL 62 OF 90, DATED OCTOBER 15, 1993. SEE FEMA CLOMR CASE NUMBER 06-03-B535R FOR ADDITIONAL INFORMATION REGARDING THE FLOODPLAIN AND FLOODWAY.
- SEE PLATS FOR SOUTHERN LANE GROUP, LLC BY LUMSDEN ASSOCIATES DATED APRIL 14, 1998; MARCH 31, 1998; APRIL 17, 1998; APRIL 7, 1999; APRIL 30, 1998; JULY 8, 1998; JULY 21, 1998; JULY 13, 1998; JUNE 4, 1998; AND JUNE 26, 1998. SEE PLAT FOR SAVE-X, U.S.A., INC. BY T.P. PARKER & SON DATED JULY 28, 1981
- 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.
- TEMPORARY CONSTRUCTION/PERMANENT MAINTENANCE EASEMENT (BEARINGS AND DISTANCES UNSPECIFIED) HEREBY VACATED BY UNRECORDED EASEMENT AGREEMENT DATED AUGUST 11, 1999, HELD BY VIRGINIA DEPARTMENT OF TRANSPORTATION.
- EXISTING 25' DRAINAGE EASEMENTS (D.B. 1455 PG. 1165, D.B. 1456 PG. 645, D.B. 1456 PG. 826 AND D.B. 1459 PG. 1201) & EXISTING SANITARY SEWER EASEMENT (D.B. 1469 PG. 340) TO BE VACATED BY DEED AFTER RECORDING OF THIS PLAT.
- EXISTING APCO EASEMENTS (D.B. 424 PG. 366, D.B. 424 PG. 369, D.B. 424 PG. 370, D.B. 424 PG. 371 AND D.B. 424 PG. 372) TO BE VACATED BY DEED AFTER RECORDING OF THIS PLAT.

PLAT OF SURVEY FOR FAISON-SOUTHERN LANE, LLC

COMBINING AND RESUBDIVIDING THE 14 LOTS LISTED IN ACREAGE CHART, VACATING PORTIONS OF SOUTHERN HILLS DRIVE, SOUTHERN HILLS LANE, AND EXISTING EASEMENTS AS SHOWN IN ORDINANCE No. 37160-081505, HEREON CREATING TRACT A (10.584 ACRES), TRACT B (1.778 ACRES) AND TRACT C (0.555 ACRES), NEW PUBLIC, PRIVATE AND UTILITY EASEMENTS AND DEDICATING 1.247 ACRES TO THE CITY OF ROANOKE FOR STREET PURPOSES

CITY OF ROANOKE, VIRGINIA

JUNE 19, 2006

SHEET 1 OF 5

Mattern & Craig, Inc.
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