

NOTES:
 1. THIS PLAT BASED ON A CURRENT FIELD SURVEY.
 2. IRON PINS SET AT CORNERS AS SHOWN HEREON, UNLESS OTHERWISE NOTED.
 3. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER SH099 0082 D, MAP NUMBER 516100002 D, DATED OCTOBER 1983.
 4. LEGAL REFERENCES: D.B. 745, PG. 349; D.B. 756, PG. 78; D.B. 1172, PG. 587 AND D.B. 1435, PG. 391
 5. THIS SURVEY IS BASED ON LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE, COMMITMENT No. 000003445.

- THE PROPERTY IS SUBJECT TO THE FOLLOWING SCHEDULE B - SECTION 2 EXCEPTIONS, AS STATED IN THE ABOVE REFERENCED TITLE COMMITMENT.
- 9 EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED APRIL 19, 1985 RECORDED IN DEED BOOK 804, PAGE 68.
 - 10 EASEMENT GRANTED TO LYNN GRAE FARMS, INC. FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED NOVEMBER 23, 1970 RECORDED IN DEED BOOK 068, PAGE 628.
 - 12 EASEMENT GRANTED TO ROANOKE SANITARY DISPOSAL CORPORATION FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED APRIL 15, 1974 RECORDED IN DEED BOOK 907, PAGE 598.
 - 13 EASEMENT GRANTED TO ROANOKE PUBLIC SERVICE AUTHORITY FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED JULY 9, 1979 RECORDED IN DEED BOOK 1127, PAGE 538.
 - 14 EASEMENT GRANTED TO BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED JULY 9, 1979 RECORDED IN DEED BOOK 1127, PAGE 533.
 - 15a EXISTING 15 FOOT WATERLINE EASEMENT ALONG PORTION OF NORTHERLY PROPERTY LINE.
 - 15b WATER MANHOLES IN NORTHEASTERLY AND SOUTHEASTERLY PORTIONS OF PROPERTY.
 - 15c ASPHALT PAVEMENT ALONG PORTION OF EASTERLY PROPERTY LINE.
 - 15d NATURAL WATERCOURSES IN AND THROUGH CENTRAL PORTION OF PROPERTY AND IN SOUTHWESTERLY PORTION OF PROPERTY, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 18, PAGE 4.

- 16 TWO UNNAMED STREETS 80 FEET WIDE BY 300 FEET LONG AS SHOWN ON PLAT RECORDED IN PLAT BOOK 3, PAGE 61.
- 17 SANITARY SEWER EASEMENT 12 FEET IN WIDTH, ON A PORTION THEREOF, ALONG THE NORTHERLY LINE OF 0.138 ACRE PORTION OF PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 108.
- 18 WATER LINE EASEMENT 15 FEET IN WIDTH ALONG A PORTION OF THE NORTHERLY PROPERTY LINE AS SHOWN ON PLAT RECORDED IN PLAT BOOK 13, PAGE 2.
- 19 LANDSCAPE BUFFER EASEMENT 50 FEET IN WIDTH LOCATED ALONG THE SOUTHERLY LINE OF THE INSURED PREMISES AS SHOWN ON THE "SALES MAP FOR OLD HERITAGE CORPORATION."
- 20 LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND AS TO THAT CERTAIN 0.138 ACRE PARCEL LOCATED TO THE NORTHEAST OF THE LARGER PORTION OF THE INSURED PREMISES AS SHOWN ON PLAT RECORDED IN PLAT BOOK 18, PAGE 4.

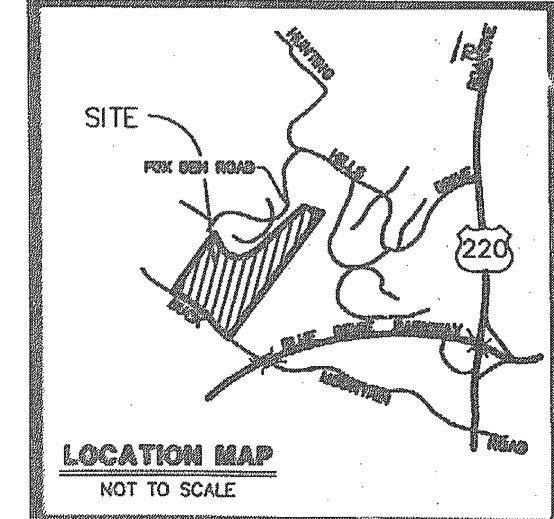
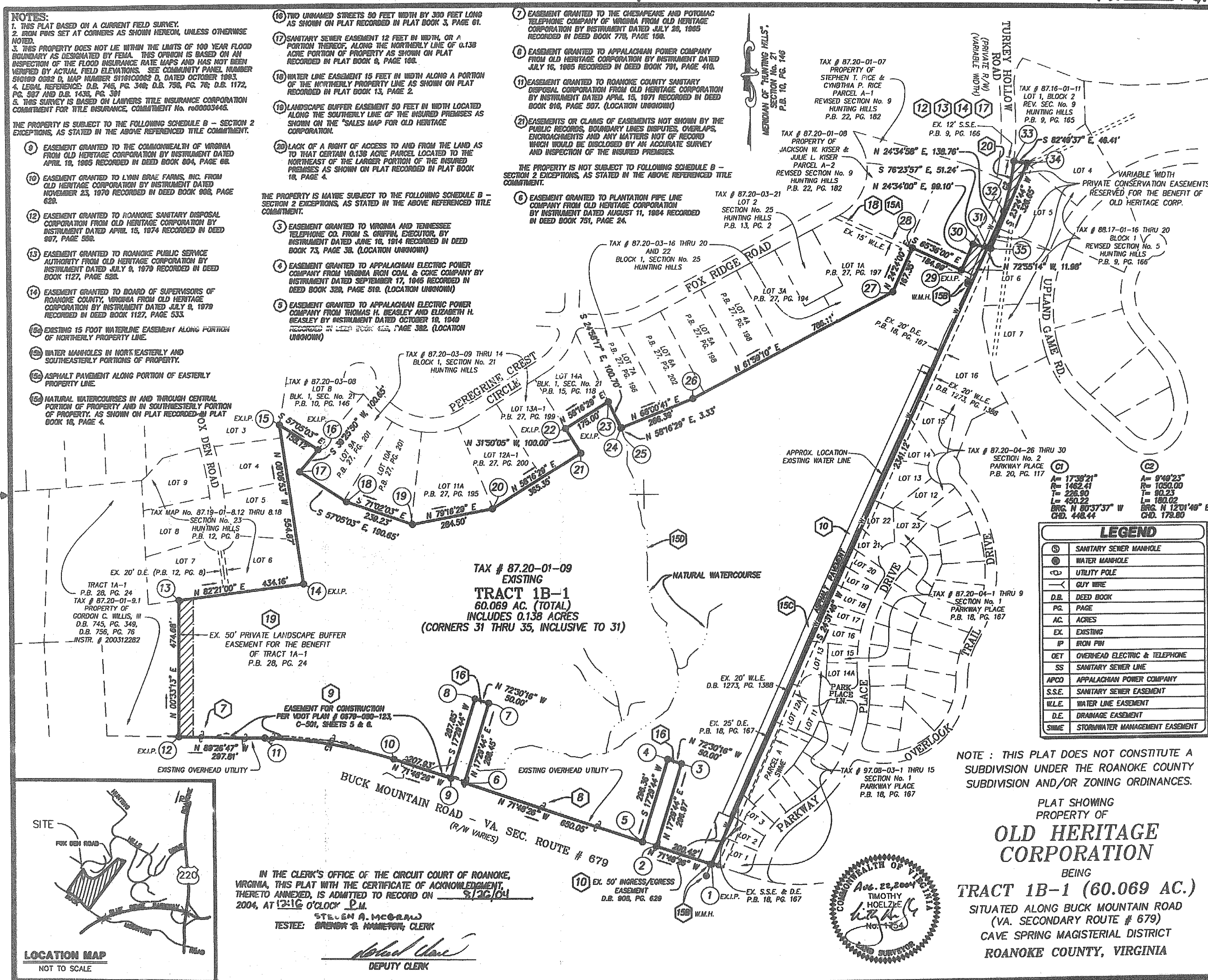
THE PROPERTY IS MAYBE SUBJECT TO THE FOLLOWING SCHEDULE B - SECTION 2 EXCEPTIONS, AS STATED IN THE ABOVE REFERENCED TITLE COMMITMENT.

- 3 EASEMENT GRANTED TO VIRGINIA AND TENNESSEE TELEPHONE CO. FROM S. GRIFFIN, EXECUTOR, BY INSTRUMENT DATED JUNE 10, 1914 RECORDED IN DEED BOOK 73, PAGE 38. (LOCATION UNKNOWN)
- 4 EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY FROM VIRGINIA IRON COAL & COKE COMPANY BY INSTRUMENT DATED SEPTEMBER 17, 1945 RECORDED IN DEED BOOK 328, PAGE 518. (LOCATION UNKNOWN)
- 5 EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY FROM THOMAS H. BEASLEY AND ELIZABETH H. BEASLEY BY INSTRUMENT DATED OCTOBER 18, 1940 RECORDED IN DEED BOOK 455, PAGE 382. (LOCATION UNKNOWN)

- 7 EASEMENT GRANTED TO THE CHEESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED JULY 28, 1985 RECORDED IN DEED BOOK 778, PAGE 168.
- 8 EASEMENT GRANTED TO APPALACHIAN POWER COMPANY FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED JULY 16, 1985 RECORDED IN DEED BOOK 791, PAGE 418.
- 11 EASEMENT GRANTED TO ROANOKE COUNTY SANITARY DISPOSAL CORPORATION FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED APRIL 15, 1974 RECORDED IN DEED BOOK 916, PAGE 507. (LOCATION UNKNOWN)
- 21 EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINES DISPUTES, OVERLAPS, ENCROACHMENTS AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE INSURED PREMISES.

THE PROPERTY IS NOT SUBJECT TO FOLLOWING SCHEDULE B - SECTION 2 EXCEPTIONS, AS STATED IN THE ABOVE REFERENCED TITLE COMMITMENT.

- 6 EASEMENT GRANTED TO PLANTATION PIPE LINE COMPANY FROM OLD HERITAGE CORPORATION BY INSTRUMENT DATED AUGUST 11, 1984 RECORDED IN DEED BOOK 751, PAGE 24.



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON 8/26/04 2004, AT 12:16 O'CLOCK P.M.

TESTEE: STEVEN A. McGRADY
 BRENDON B. HAMMETT, CLERK

[Signature]
 DEPUTY CLERK

LEGEND

⊙	SANITARY SEWER MANHOLE
⊕	WATER MANHOLE
⊖	UTILITY POLE
—	GUY WIRE
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
EX.	EXISTING
IP	IRON PIN
OET	OVERHEAD ELECTRIC & TELEPHONE
SS	SANITARY SEWER LINE
APCO	APPALACHIAN POWER COMPANY
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
SMC	STORMWATER MANAGEMENT EASEMENT

NOTE: THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE COUNTY SUBDIVISION AND/OR ZONING ORDINANCES.

PLAT SHOWING PROPERTY OF
OLD HERITAGE CORPORATION
 BEING
TRACT 1B-1 (60.069 AC.)
 SITUATED ALONG BUCK MOUNTAIN ROAD
 (VA. SECONDARY ROUTE # 679)
 CAVE SPRING MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA

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: AUGUST 22, 2004
 SCALE: 1" = 200'
 COMM. NO.: 04-151
 CADD FILE: F:\3004\04151\SURV\04151BNDWG

SHEET 1 OF 1