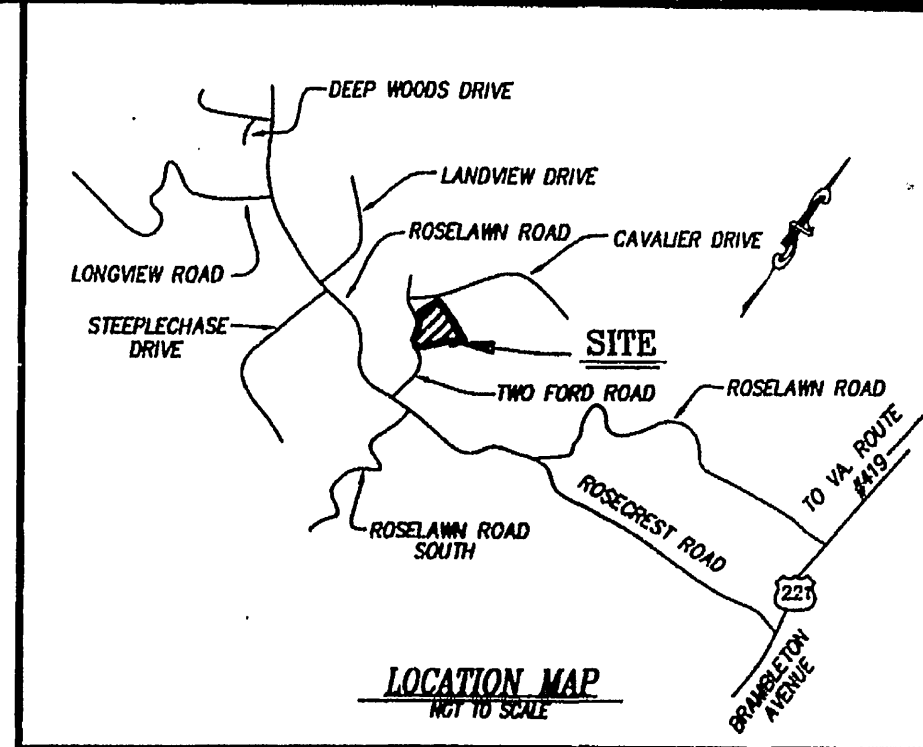


KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT BENCHMARK BUILDERS, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 12 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED OF ASSUMPTION DATED OCTOBER 16, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200308047, WHICH SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO J. KEMPTON SHIELDS AND STEVEN C. AKERS, TRUSTEES SECURING SUNTRUST BANK, BENEFICIARY DATED MAY 4, 2006 AND RECORDED IN INSTRUMENT #200607969.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS 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 ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 22 DAY OF January, 2007.

BY: Brent A. Fortenberry, President Benchmark Builders, Inc.
BY: J. Kempton Shields, Trustee Steven C. Akers, Trustee (either of whom may act)
BY: Suntrust Bank, Beneficiary



PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24011

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

STATE OF VIRGINIA

City of Roanoke
Valerie Fragelle, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT BRENT A. FORTENBERRY, PRESIDENT, BENCHMARK BUILDERS, INC., OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF ROANOKE AND STATE AND ACKNOWLEDGED THE SAME ON January 22, 2007. MY COMMISSION EXPIRES ON January 31, 2010.

Valerie Fragelle
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke
Valerie Fragelle, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT STEVEN C. AKERS, TRUSTEE HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF ROANOKE AND STATE AND ACKNOWLEDGED THE SAME ON January 22, 2007. MY COMMISSION EXPIRES ON January 31, 2010.

Valerie Fragelle
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke
Valerie Fragelle, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT SUNTRUST BANK, BENEFICIARY HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF ROANOKE AND STATE AND ACKNOWLEDGED THE SAME ON January 22, 2007. MY COMMISSION EXPIRES ON January 31, 2010.

Valerie Fragelle
NOTARY PUBLIC

NOTES:

- 1) 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.
2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3) A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #010190 0061 D, MAP #01181C0061 D, ZONE "AE & X".
4) IRON PINS FOUND OR SET AS INDICATED HEREON.
5) LEGAL REFERENCE: OVN #086.01-01-04.00-0000, INSTRUMENT #200305152.
6) CURRENT OWNER: BENCH MARK BUILDERS, INC.
7) APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY 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 THE SUBDIVISION.
8) 0.561 ACRE PORTION OF ORIGINAL OVN #086.01-01-04.00-0000 BOUNDED BY CORNERS 1 TO 7H THRU 7A TO 8 THRU 12 TO 1 DEDICATED TO THE COUNTY OF ROANOKE FOR ROAD WIDENING PURPOSES (P.B. 30, PG. 141).
9) THE PRESERVE AT TWO FORD ROAD CONTAINS 15.910 ACRES AFTER ROAD WIDENING DEDICATION OF 0.561 ACRES, ALONG TWO FORD ROAD.
10) THE ROADS SERVING THIS PROJECT ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. ADDITIONAL PARKING IS ALLOWED ONLY ON ONE SIDE OF THE PRIVATE ROADS AS SHOWN HEREON.
11) SANITARY SEWER EASEMENT FROM CORNER 57 THRU 59 TO BE GRANTED BY SEPARATE INSTRUMENT.
12) AREA WITHIN RIGHT-OF-WAY OF PRIVATE ROADS STROBLEY LANE AND ROYCROFT CIRCLE IS 1.085 ACRES.
13) THE PRESERVE AT TWO FORD ROAD IS AN R-1 ZONING (CLUSTER DEVELOPMENT OPTION).
14) SEE DECLARATION OF RESTRICTIONS DATED MARCH 16, 2003 FOR 30' FOOT RESTRICTED AREA (NEAR YARD AREA).
15) CLAMP ACRE PORTION OF ORIGINAL LOT 14 AND REMAINING AREA OF "THE PRESERVE" BOUNDED BY CORNERS C1 THRU C3 INCLUSIVE TO BE ADDED TO EXISTING 0.207 ACRE PRIMARY/SECONDARY CONSERVATION AREA NOW BEING 0.256 ACRES.
16) 0.013 AC. PORTION OF PRIVATE RIGHT-OF-WAY OF ROYCROFT CIRCLE HEREBY ABANDONED DUE TO RESTRICTED AREA MENTIONED IN NOTE #13 ABOVE HOWEVER, WATERLINE & SANITARY SEWER EASEMENTS GRANTED IN P.B. 30, PG. 141 STILL EXIST.

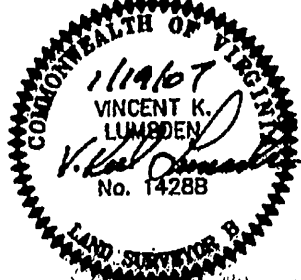
BOUNDARY COORDINATES LINE TABLE
CORNER NORTHING EASTING
1 3807034.06296 11038073.38302
2 3807313.31085 11038219.85802
3 3807591.42933 11038366.01010
4 3807847.06238 11038508.40080
5 3807106.01189 11037302.53106
6 3808806.81743 11037082.78680
7 3808940.24851 11037023.38683
8 3808420.50811 11038423.90824
9 3808531.42786 11038302.46357
10 3808956.86717 11038198.88657
11 3807024.60010 11038119.48418
12 3807018.40015 11038064.28883
1 3807034.06296 11038073.38302
BOUNDARY CONTAINS 16.471 AC.

AREA SUMMARY
THE PRESERVE @ TWO FORD = 15.910 AC.
PRIMARY/SECONDARY CONSERVATION AREA = 8.256 AC. (51.89%)
PRIMARY/SECONDARY CONSERVATION AREA = 8.256 AC.
RIGHT-OF-WAY DEDICATION = 0.561 AC.
LOT 14A = 0.163 AC.
REMAINING AREA = 7.481 AC.
TOTAL = 16.471 AC.

APPROVAL: Denise Jordan 1/22/07
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

CLERK'S CERTIFICATE:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, HERETO APPENDED, IS ADMITTED TO RECORD ON THIS 22 DAY OF JANUARY, 2007, AT 12:18 O'CLOCK P.M.
TESTE: STEVEN A. MORGAN, CLERK
Vincent K. Lumden, DEPUTY CLERK

PLAT SHOWING THE RESUBDIVISION OF "THE PRESERVE" AT TWO FORD ROAD - P.B. 30, PG. 141 CREATING LOT 14A & REVISED ROYCROFT DRIVE (FORMERLY CIRCLE) PROPERTY OF BENCHMARK BUILDERS, INC. BEING THE SUBDIVISION OF TAX #86.01-01-04 SITUATED ALONG TWO FORD ROAD WINDSOR HILLS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA.



02244r02-en001 1.plt

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