

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT PHEASANT RIDGE CONDOMINIUMS II, LLC, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF A PORTION OF THE LAND SHOWN HEREON TO BE COMBINED, BEING LOT 2A (M.B. 1, PG. 2851), WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED SEPTEMBER 25, 1998, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #060014820.

THAT RICHARD HARRIS JR. & MARGARET C. HARRIS ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF A PORTION OF THE LAND SHOWN HEREON TO BE COMBINED, BEING LOT 5, BLOCK 10 - SOUTHERN HILLS, SECTION #2 (P.B. 3, PG. 55), WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED FEBRUARY 16, 1973, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 968, PG. 671.

THAT PAUL ANDREW PAIGE & JOY FAYE PAIGE ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF A PORTION OF THE LAND SHOWN HEREON TO BE COMBINED, BEING LOT 6, BLOCK 10 - SOUTHERN HILLS, SECTION #2 (P.B. 3, PG. 55), WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MARCH 20, 2002, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #020005882.

THAT DALTON PLACE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF A PORTION OF THE LAND SHOWN HEREON TO BE COMBINED, BEING LOT 7, BLOCK 10 - SOUTHERN HILLS, SECTION #2 (P.B. 3, PG. 55), WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 7, 2002, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #020008416.

THAT A&J HOLDINGS, INC. OWNER OF LOT 1, BLOCK 11 - SOUTHERN HILLS, SECTION #2 AS RECORDED IN P.B. 3, PG. 55 (ROANOKE COUNTY, VIRGINIA) AN ADJOINER TO THE GRANGER ROAD RIGHT-OF-WAY VACATION, JOINS IN SIGNING THIS PLAT FOR THE SOLE PURPOSE IN QUIT CLAIMING ANY OF THEIR RIGHTS, TITLE OR INTEREST IN THE VACATED PORTION OF GRANGER ROAD.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2278, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 2<sup>ND</sup> DAY OF AUGUST, 2006.

**OWNERS:**

**LOT 2A, LOT 7, BLOCK 10 & LOT 1, BLOCK 11:**

BY: [Signature]  
JAMES R. SMITH  
MEMBER, PHEASANT RIDGE CONDOMINIUMS II, LLC, OWNER  
MEMBER, DALTON PLACE, LLC  
DIRECTOR, A&J HOLDINGS, LLC

**LOT 5, BLOCK 10**

BY: [Signature] RICHARD HARRIS JR. OWNER  
BY: [Signature] MARGARET C. HARRIS, OWNER

**LOT 6, BLOCK 10**

BY: [Signature] PAUL ANDREW PAIGE, OWNER  
BY: [Signature] JOY FAYE PAIGE, OWNER

**STATE OF VIRGINIA**

CITY OF ROANOKE

I, Patti Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JAMES R. SMITH MEMBER, PHEASANT RIDGE CONDOMINIUMS II, LLC, OWNER; MEMBER, DALTON PLACE, LLC, OWNER; DIRECTOR, A&J HOLDINGS, LLC, ADJOINER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED AUGUST 23, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 23, 2006.

MY COMMISSION EXPIRES ON 8-31-08

[Signature]  
NOTARY PUBLIC

**STATE OF VIRGINIA**

CITY OF ROANOKE

I, Patti Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT RICHARD HARRIS JR. & MARGARET C. HARRIS, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED AUGUST 23, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 23, 2006.

MY COMMISSION EXPIRES ON 8-31-08

[Signature]  
NOTARY PUBLIC

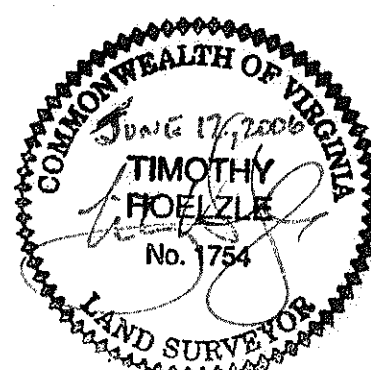
**STATE OF VIRGINIA**

CITY OF ROANOKE

I, Patti Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT PAUL ANDREW PAIGE & JOY FAYE PAIGE, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED AUGUST 23, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 23, 2006.

MY COMMISSION EXPIRES ON 8-31-08

[Signature]  
NOTARY PUBLIC



**NOTES:**

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. 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 510130 0062 D, MAP NUMBER 51161C0062D, DATED OCTOBER 15, 1993. ZONE "X".
5. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
6. A&J HOLDINGS, INC. OWNER OF LOT 1, BLOCK 11 - SOUTHERN HILLS, SECTION #2 AS RECORDED IN P.B. 3, PG. 55 (ROANOKE COUNTY, VIRGINIA) AN ADJOINER TO THE GRANGER ROAD RIGHT-OF-WAY VACATION, JOINS IN SIGNING THIS PLAT FOR THE SOLE PURPOSE IN QUIT CLAIMING ANY OF THEIR RIGHTS, TITLE OR INTEREST IN THE VACATED PORTION OF GRANGER ROAD

| BOUNDARY COORDINATES        |            |             |
|-----------------------------|------------|-------------|
| CORNER                      | NORTHING   | EASTING     |
| 1                           | 9833.73609 | 15769.91087 |
| 2                           | 9820.05272 | 15875.39434 |
| 3                           | 9802.89242 | 16005.53317 |
| 4                           | 9778.51703 | 15994.41208 |
| 5                           | 9731.17959 | 16038.51714 |
| 6                           | 9632.24643 | 16035.01997 |
| 7                           | 9564.55306 | 15962.36547 |
| 8                           | 9557.67491 | 16151.91536 |
| 9                           | 9553.06668 | 16290.46953 |
| 10                          | 9547.90674 | 16439.70488 |
| 11                          | 9576.89675 | 16535.34511 |
| 12                          | 9619.70580 | 16677.23217 |
| 13                          | 9476.70175 | 16538.70161 |
| 14                          | 9311.87694 | 16204.15648 |
| 15                          | 8987.31746 | 16062.44294 |
| 16                          | 9038.21008 | 16036.05019 |
| 17                          | 9113.92615 | 15973.01443 |
| 18                          | 9115.82055 | 15919.11033 |
| 19                          | 9206.88608 | 15883.48818 |
| 20                          | 9236.42648 | 15874.08793 |
| 21                          | 9319.74927 | 15707.38237 |
| 22                          | 9316.99158 | 15699.47868 |
| 23                          | 9378.88766 | 15650.11125 |
| 24                          | 9558.94786 | 15475.18713 |
| 1                           | 9833.73609 | 15769.91087 |
| AREA 381,168 S.F. 8.750 AC. |            |             |

**APPROVED:**

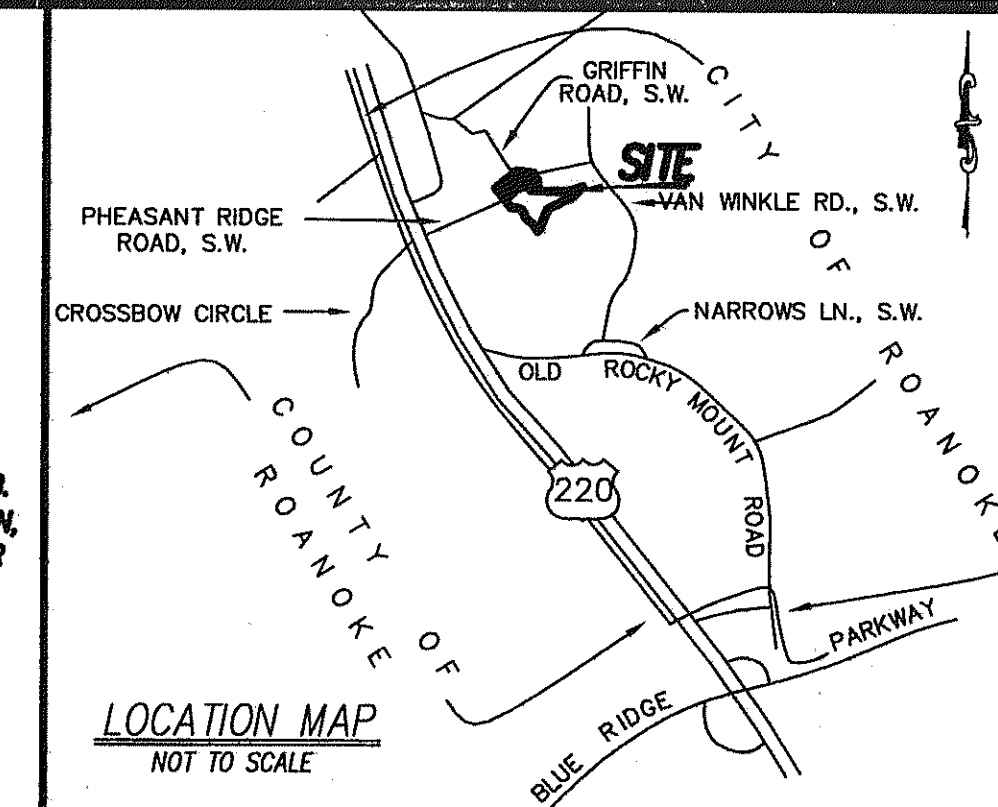
[Signature] 10-4-06  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

[Signature] 10-4-06  
CITY ENGINEER, ROANOKE, VIRGINIA DATE

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 OCTOBER 5, 2006, AT 11:39 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

[Signature]  
DEPUTY CLERK

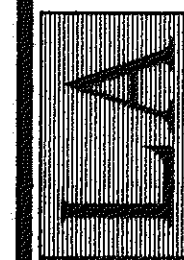


PLAT SHOWING  
THE VACATION OF GRANGER ROAD, S.W.  
(0.388 AC.)  
CREATING HEREON  
LOT 5A (0.976 AC.)  
PROPERTY OF  
**RICHARD HARRIS Jr. & MARGARET C. HARRIS**  
AND  
LOT 6A (1.137 AC.)  
PROPERTY OF  
**PAUL ANDREW PAIGE & JOY FAYE PAIGE**  
AND THE COMBINATION OF  
LOT 7, BLOCK 10 - SOUTHERN HILLS, SECTION #2,  
A PORTION OF GRANGER ROAD &  
LOT 2A (M.B. 1, PG. 2951)  
CREATING HEREON  
LOT 2A-1 (6.637 AC.)  
PROPERTY OF  
**PHEASANT RIDGE CONDOMINIUMS II, LLC**  
SITUATED ALONG GRIFFIN ROAD, S.W. AND  
PHEASANT RIDGE ROAD, S.W.  
ROANOKE CITY, 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: JUNE 12, 2006  
COMM. NO.: 06-081  
SCALE: 1" = 60'  
SHEET 1 OF 2