

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT CB HOLDINGS, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 6, 2006, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN INSTRUMENT #060008991

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND AS SHOWN HEREON PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE, LAND SUBDIVISION ORDINANCE, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

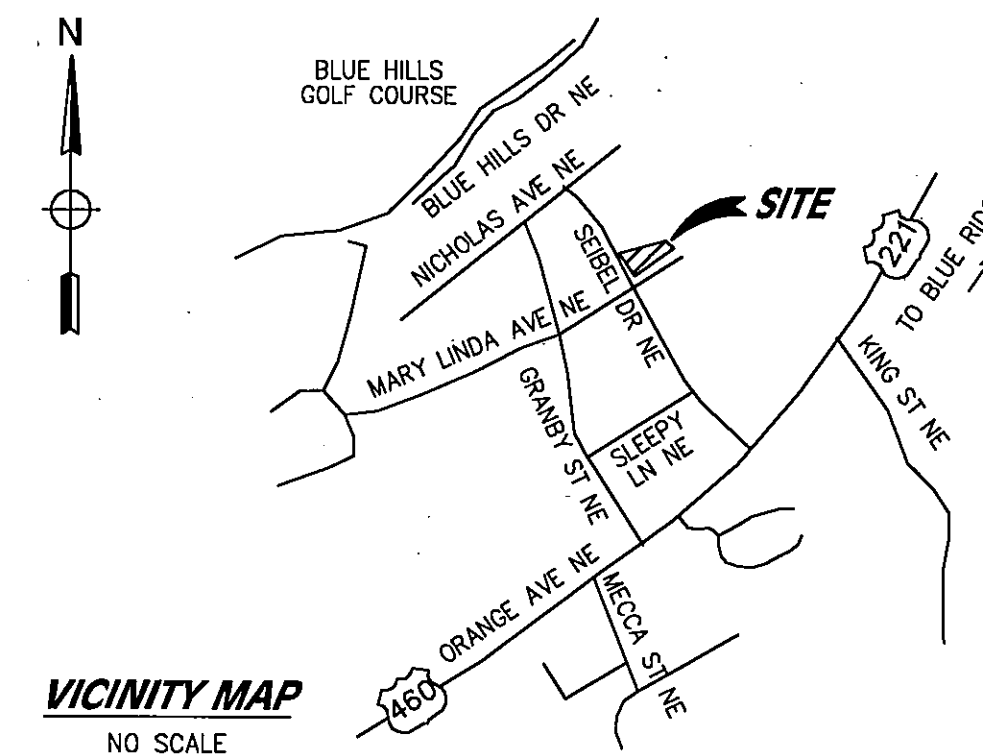
IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON 6 DAY OF June, 2007.

BY: Kevin C. Booker
KEVIN C. BOOKER, PRESIDENT OF CB HOLDINGS, LLC

STATE OF Virginia
County of Roanoke

I, Tracey A. Palame, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT KEVIN C. BOOKER, PRESIDENT OF CB HOLDINGS LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 6, 2007.

MY COMMISSION EXPIRES 8-31-07
Tracey A. Palame
NOTARY PUBLIC

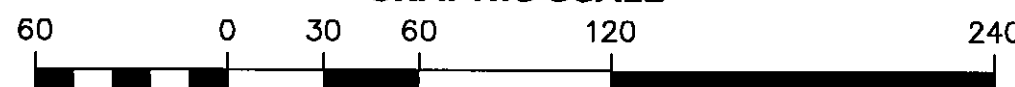


BOUNDARY COORDINATES		
ORIGIN ASSUMED		
CORNER#	NORTHING	EASTING
1	7094.59728	5349.00605
2	7455.02899	5834.93937
3	7391.59974	5877.52680
4	7353.94069	5902.81170
5	7344.75026	5931.21167
6	6886.36332	5502.44830
7	6962.31320	5423.81973
8	6974.31476	5414.67247
1	7094.59728	5349.00605
TOTAL AREA 2.8777 ACRES 125,351 S.F.		

LEGEND

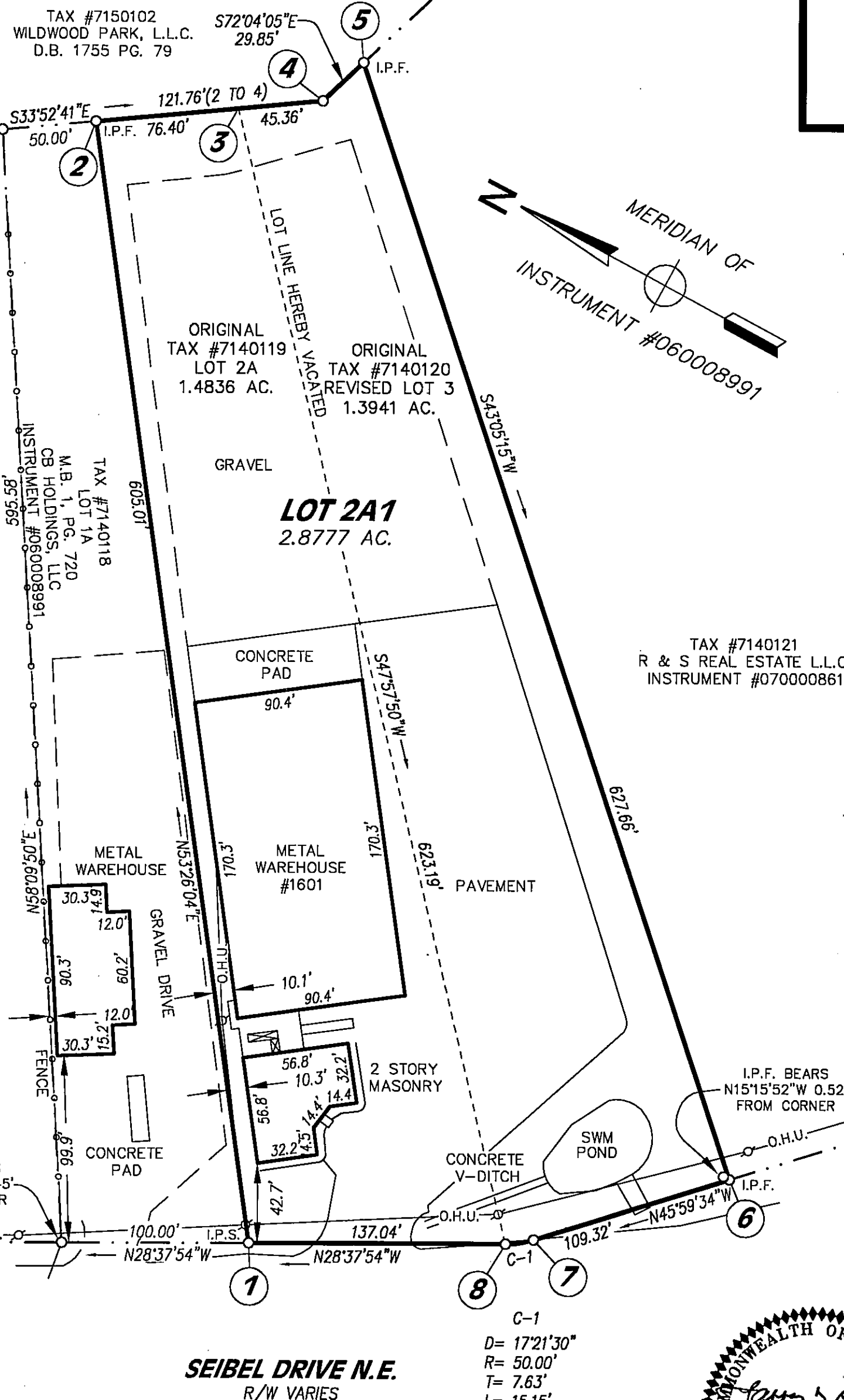
AC. ACRES
S.F. SQUARE FEET
D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
I.P.S. IRON PIN SET
I.P.F. IRON PIN FOUND
R/W RIGHT-OF-WAY
OHU OVERHEAD UTILITIES
SWM STORMWATER MANAGEMENT
U UTILITY POLE

GRAPHIC SCALE



NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 510130 0028 D COMMUNITY PANEL NUMBER 51161C0028 D. DATED OCTOBER 15, 1993.
5. LINE BETWEEN CORNERS 3 TO 8 IS HEREBY VACATED.
6. LEGAL REFERENCES: INSTRUMENT #060008990, #060008991 AND #020007473; M.B. 1, PG. 720.
7. 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.



APPROVED:

R. Brian Townsend 6-8-07
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

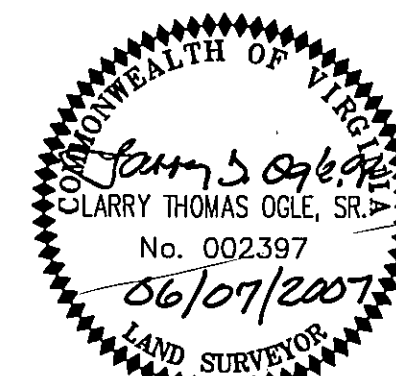
CLERK'S CERTIFICATE:

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 JUNE 11, 2007 AT 3:12 O'CLOCK P. M.

TESTEE: BRENDA S. HAMILTON, CLERK

Melinda M. Thomas
DEPUTY CLERK

PLAT SHOWING THE COMBINATION OF
LOT 2A (1.4836 AC.)
"SURVEY FOR ALBERT SALEM"
(M.B. 1, PG. 720)
AND
LOT 3 (1.3941 AC.)
"REVISED PLAT OF SUBDIVISION OF THE LAND OF THOMAS H. BEASLEY, JR. STATESMAN PARK"
(MD.B. 1408, PG. 660)
THE PROPERTY OF
CB HOLDINGS, LLC
(INSTRUMENT #060008991)
CREATING HEREON
LOT 2A1 (2.8777 AC.)
SITUATED AT #1601 SEIBEL DRIVE N.E.
ROANOKE, VIRGINIA
SURVEYED APRIL 25, 2007
SCALE: 1" = 60'



REVISIONS

1
2
3
4

LARRY T. OGLE, L.S., L.C.
LAND SURVEYOR

SHEET
1
OF 1