

VIRGINIA LAND RECORD COVER SHEET  
FORM A - COVER SHEET CONTENT

201507681

18  
①

Instrument Date: 6/10/2015  
Instrument Type: DE-PL  
Number of Parcels: 3 Number of Pages: 5  
 City  County

ROANOKE COUNTY

TAX EXEMPT? VIRGINIA/FEDERAL LAW  
 Grantor:  
 Grantee: 17.1-266  
Consideration: \$1.00  
Existing Debt: \$0.00  
Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):  
Original Principal: \$0.00  
Fair Market Value Increase: \$0.00

(Area Above Reserved For Deed Stamp Only)

Original Book Number: Original Page Number: Original Instrument Number:

Prior Recording At:  City  County  
ROANOKE

Percentage In This Jurisdiction: 100.00000%

BUSINESS / NAME

1  Grantor: DUNCAN, CHARLES C JR  
2  Grantor: DUNCAN, JEANNE T  
1  Grantee: BOARD OF SUPERVISORS ROANOKE COUNTY,  
 Grantee:

GRANTEE ADDRESS

Name: BOARD OF SUPERVISORS ROANOKE COUNTY  
Address: 5204 BERNARD DRIVE  
City: ROANOKE State: VA Zip Code: 24018  
Book Number: 1616 Page Number: 172 Instrument Number:  
Parcel Identification Number (PIN): 027.06-04-09.00-0000 Tax Map Number:  
Short Property Description:

Current Property Address: 7432 WALDRON DRIVE  
City: ROANOKE State: VA Zip Code: 24019  
Instrument Prepared By: COUNTY ATTORNEY'S OFFICE Recording Paid By: WAIVED  
Recording Returned To: BRIAN W. EPPERLEY  
Address: 5204 BERNARD DRIVE  
City: ROANOKE State: VA Zip Code: 24018

PG 0162 \*15 AUG 12 12:12



**VIRGINIA LAND RECORD COVER SHEET**

PG 0163 \*15 AUG 12 12:12

**FORM C - ADDITIONAL PARCELS**

Instrument Date: 6/10/2015  
Instrument Type: DE-PL  
Number of Parcels: 3 Number of Pages: 5  
 City  County  
ROANOKE COUNTY

**PARCELS IDENTIFICATION OR TAX MAP**

Prior Recording At:  City  County  
ROANOKE  
Percentage In This Jurisdiction: 100.00000%  
Book Number: 1616 Page Number: 172  
Instrument Number: \_\_\_\_\_  
Parcel Identification Number (PIN): 027.06-04-10.00-0000

*(Area Above Reserved For Deed Stamp Only)*

Tax Map Number: \_\_\_\_\_

Short Property Description: \_\_\_\_\_

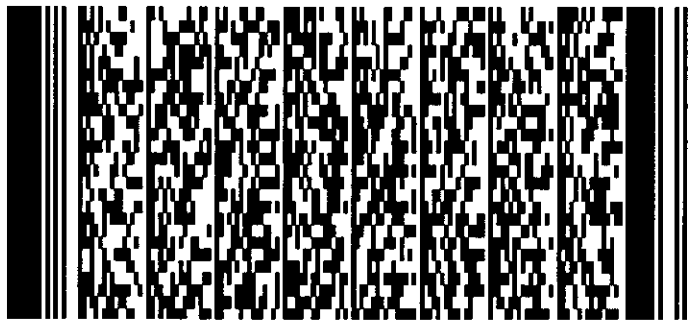
Current Property Address: 7806 PLANTATION ROAD  
City: ROANOKE State: VA Zip Code: 24019

Prior Recording At:  City  County  
ROANOKE  
Percentage In This Jurisdiction: 100.00000%  
Book Number: 1616 Page Number: 172  
Instrument Number: \_\_\_\_\_  
Parcel Identification Number (PIN): 027.06-04-11.00-0000

Tax Map Number: \_\_\_\_\_

Short Property Description: \_\_\_\_\_

Current Property Address: 0 PLANTATION ROAD  
City: ROANOKE State: VA Zip Code: 24019



Exemption claimed: Roanoke County is exempted from recordation taxes and fees pursuant to Section 17.1-266, Code of Virginia

Prepared by: Roanoke County Attorney's Office

Tax Map #027.06-04-09.00-0000  
Tax Map #027.06-04-10.00-0000  
Tax Map #027.06-04-11.00-0000

THIS DEED of EASEMENT, made this 10<sup>th</sup> day of JUNE, 2015, by and between **CHARLES C. DUNCAN, JR. and JEANNE T. DUNCAN**, husband and wife, Grantor and the **BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA**, Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the benefits accruing or to accrue to the said Grantor by reason of the location and construction, or other improvements shown on plans entitled "Plantation Road, Bicycle, Pedestrian, and Streetscape Improvements Project" prepared by Whitman, Requardt & Associates, LLP, along, through, or over lands of the Grantor, and for the further consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration paid by Grantee to Grantor, the receipt, adequacy and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY to Grantee in fee simple, with General Warranty and Modern English Covenants of Title, the following described easements lying in the County of Roanoke, Virginia, for the location and construction or other improvements of a road right-of-way, as follows:

**DRAINAGE EASEMENT**

Granted herein is a perpetual right and Drainage Easement of variable width containing 0.015 acres +/- to construct, operate, maintain, inspect and repair or replace a drainage system and related improvements including slope(s), if applicable, together with the right of ingress and egress thereto from a public road.

The location of the above easements is more particularly described on the plat attached hereto as Exhibit "A" and by this reference made a part hereof.

The Grantee agrees to restore and repair any actual damage to Grantor's Property which may be directly caused by the construction, reconstruction, or maintenance of said drainage easement except as hereinafter provided. The Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable, and that the Grantor will cooperate with the Grantee in effectuating such restoration.

The Grantor by execution of this instrument acknowledges that the plans for the aforesaid right-of-way as it affects Grantor's property have been fully explained to Grantor or Grantor's authorized representative.

The Grantor covenants and agrees for Grantor and for Grantor's heirs, successors, successors in title, executors, legal representatives and assigns that the consideration aforementioned shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, reconstruction, operation or maintenance of said road right-of-way, including such drainage facilities as may be necessary.

This conveyance is made expressly subject to all recorded conditions, reservations, easements and restrictions affecting title to the property herein conveyed. The road right-of-way herein granted is in addition to, and not in lieu of, any easement or right-of-way now in existence or which may be acquired in the future.

It is expressly agreed between the parties hereto that the Grantee and its agents shall have the right to inspect the drainage easement herein granted and to cut, clear, and remove all undergrowth, obstructions, or improvements lying within, upon, or adjacent to said drainage easement, that in any way endanger or interfere with the proper use of the same. The Grantor covenants that no building or structure shall be erected upon or within the drainage easement herein granted or placed in such location as to render said drainage easement in accessible. In the event that this covenant is violated, the Grantee shall

Duncan - Parcel 012

not be obligated to repair, replace, or otherwise be responsible for such improvements if damaged or removed.

To have and to hold unto the Grantee, its successors and assigns, forever.

Thomas C. Gates, County Administrator of Roanoke County, Virginia, hereby joins in the execution of this instrument to signify the acceptance by said Board of Supervisors of the real estate conveyed herein pursuant to Ordinance 041415-4 adopted by the Board of Supervisors of Roanoke County, Virginia, on the 14th day of April, 2015.

*Charles C. Duncan, Jr.* (SEAL)  
CHARLES C. DUNCAN, JR.

*Jeanne T. Duncan* (SEAL)  
JEANNE T. DUNCAN

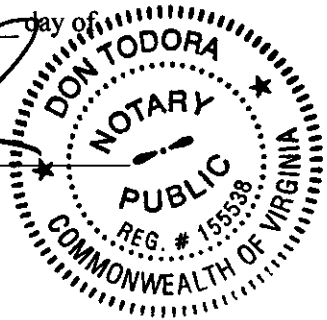
STATE of VIRGINIA,  
COUNTY/~~CITY~~ OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2015, by Charles C. Duncan, Jr., Grantor.

*Don Todora*  
Notary Public

My commission expires: DEC 31, 2017

Registration Number: 155538



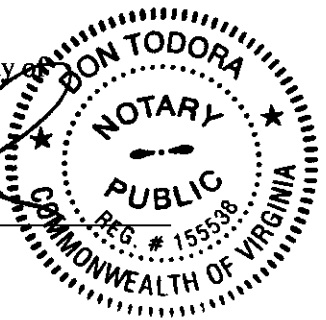
STATE of VIRGINIA,  
COUNTY/~~CITY~~ OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2015, by Jeanne T. Duncan, Grantor.

*Don Todora*  
Notary Public

My commission expires: DEC 31, 2017

Registration Number: 155538



Duncan - Parcel 012

Approved as to form:

BOARD OF SUPERVISORS OF  
ROANOKE COUNTY, VIRGINIA

*Raul M. Madary*  
County Attorney

By *Thomas C. Gates* (SEAL)  
Thomas C. Gates  
County Administrator

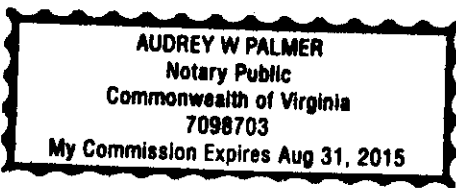
COMMONWEALTH OF VIRGINIA,  
COUNTY/CITY OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of  
August, 2015, by Thomas C. Gates, County Administrator, on behalf of the Board of  
Supervisors of Roanoke County, Virginia, Grantee.

*Audrey W Palmer*  
Notary Public

My commission expires: August 31, 2015.

Registration Number: 7098703.



**WRPA**  
 WASHINGTON, ROANOKE & ASSOCIATES, LLP

COUNTY OF ROANOKE  
 5204 BERNARD DRIVE  
 ROANOKE, VA 24018

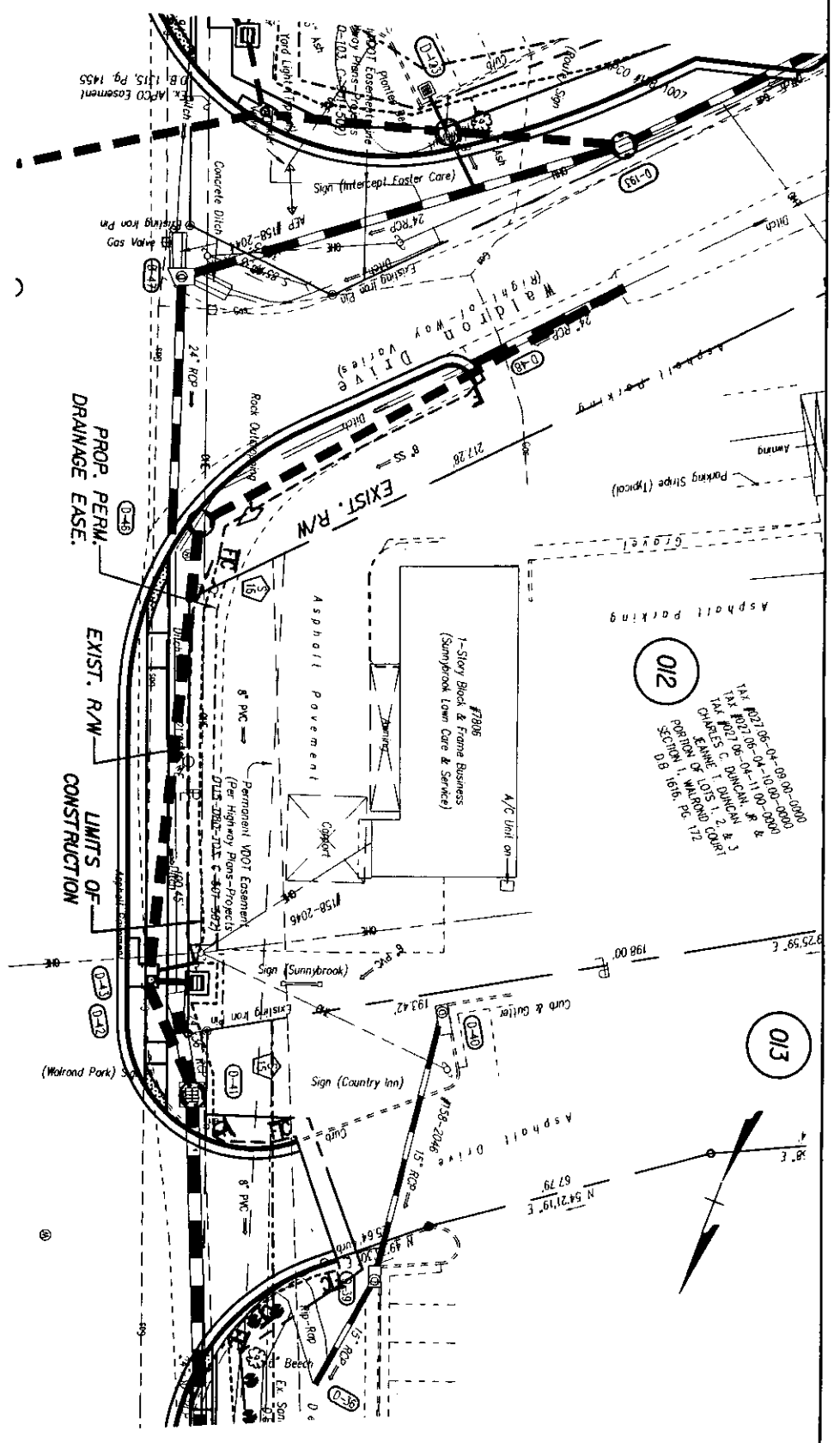
**PLANTATION ROAD, BICYCLE, PEDESTRIAN, AND  
 STREETSCAPE IMPROVEMENTS PROJECT**

PARCEL 012 R/W PLAN SHEET

DATE: JANUARY 21, 2015

**PROPOSED PERMANENT DRAINAGE EASEMENT - 0015 AC +/-**

----- PROPOSED PERMANENT  
 DRAINAGE EASEMENT



INSTRUMENT #201507681  
RECORDED IN THE CLERK'S OFFICE OF  
ROANOKE COUNTY ON  
AUGUST 12, 2015 AT 12:12PM

STEVEN A. MCGRAW, CLERK  
RECORDED BY: FRS



Comm. Dev. / 7

201605900

VIRGINIA LAND RECORD COVER SHEET  
FORM A - COVER SHEET CONTENT

Instrument Date: 6/21/2016  
Instrument Type: DE  
Number of Parcels: 1 Number of Pages: 5  
 City  County

ROANOKE COUNTY

TAX EXEMPT? VIRGINIA/FEDERAL LAW  
 Grantor: 17.1-266  
 Grantee:  
Consideration: \$0.00  
Existing Debt: \$0.00  
Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00  
Fair Market Value Increase: \$0.00

(Area Above Reserved For Deed Stamp Only)

Original Book Number: Original Page Number: Original Instrument Number:

Prior Recording At:  City  County

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

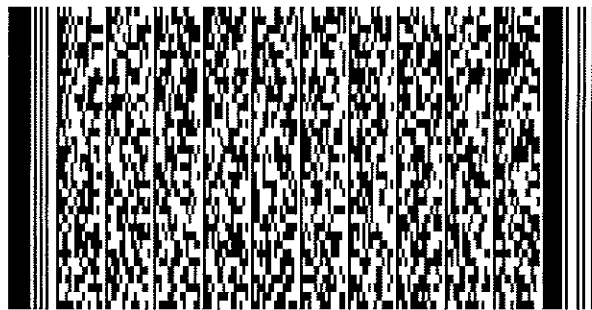
1  Grantor: PLANTATION HOTEL, LLC  
 Grantor:  
1  Grantee: ROANOKE COUNTY BOARD OF SUPERVISORS  
 Grantee:

GRANTEE ADDRESS

Name: ROANOKE COUNTY BOARD OF SUPERVISORS  
Address: 5204 BERNARD DRIVE  
City: ROANOKE State: VA Zip Code: 24018  
Book Number: Page Number: Instrument Number:  
Parcel Identification Number (PIN): 10A-3 Tax Map Number: 027.06-04-06.00-0000  
Short Property Description:

Current Property Address:

City: ROANOKE State: VA Zip Code: 24019  
Instrument Prepared By: ROANOKE COUNTY ATTORNEY Recording Paid By: EXEMPT  
Recording Returned To: BRIAN EPPERLLEY  
Address: 5204 BERNARD DRIVE  
City: ROANOKE State: VA Zip Code: 24018



0226 '15 JUN 22 12:25

Exemption claimed: Roanoke County is exempted from recordation taxes and fees pursuant to Section 17.1-266, Code of Virginia

Prepared by: Roanoke County Attorney's Office

Tax Map #027.06-04-06.00-0000

THIS DEED of EASEMENT, made this 17th day of JUNE

2016, by and between **PLANTATION HOTEL, LLC**, a Virginia limited liability company, Grantor and the **BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA**, Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the benefits accruing or to accrue to the said Grantor by reason of the location and construction, or other improvements shown on plans entitled "Plantation Road, Bicycle, Pedestrian, and Streetscape Improvements Project" prepared by Whitman, Requardt & Associates, LLP, along, through, or over lands of the Grantor, and for the further consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration paid by Grantee to Grantor, the receipt, adequacy and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY to Grantee in fee simple, with General Warranty and Modern English Covenants of Title, the following described easements lying in the County of Roanoke, Virginia, for the location and construction or other improvements of a road right-of-way, as follows:

**TEMPORARY CONSTRUCTION EASEMENT**

Granted herein and shown on the above referenced plan is a Temporary Construction Easement containing 0.029 acres +/- to use as located and staked on the ground for cut and/or fill slopes as being required for the proper execution of the work. Said temporary easement will terminate at such time as the construction or improvement of the aforesaid route is completed.

And further granted herein is the right and easement to construct, improve and maintain any drain ditches or other drainage facilities that may be needed for the property and adequate drainage of said route.

**PERMANENT UTILITY EASEMENT**

Also granted herein and shown on the above referenced plan is a Permanent Utility Easement containing 0.025 acres +/- in, over and across the lands of the Grantor lying adjacent to the lands herein conveyed for the relocation, construction, operation and maintenance of said facility.

The location of the above easements is more particularly described on the plat attached hereto as Exhibit "A" and by this reference made a part hereof.

The Grantee agrees to restore and repair any actual damage to Grantor's Property which may be directly caused by the construction, reconstruction, or maintenance of said drainage easement except as hereinafter provided. The Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable, and that the Grantor will cooperate with the Grantee in effectuating such restoration.

The Grantor by execution of this instrument acknowledges that the plans for the aforesaid right-of-way as it affects Grantor's property have been fully explained to Grantor or Grantor's authorized representative.

The Grantor covenants and agrees for Grantor and for Grantor's heirs, successors, successors in title, executors, legal representatives and assigns that the consideration aforementioned shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, reconstruction, operation or maintenance of said road right-of-way, including such drainage facilities as may be necessary.

This conveyance is made expressly subject to all recorded conditions, reservations, easements and restrictions affecting title to the property herein conveyed. The road right-of-way herein granted is in addition to, and not in lieu of, any easement or right-of-way now in existence or which may be acquired in the future.

It is expressly agreed between the parties hereto that the Grantee and its agents shall have the right to inspect the drainage easement herein granted and to cut, clear, and remove all undergrowth, obstructions, or improvements lying within, upon, or adjacent to said drainage easement, that in any way

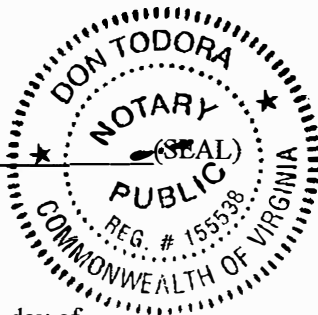
endanger or interfere with the proper use of the same. The Grantor covenants that no building or structure shall be erected upon or within the drainage easement herein granted or placed in such location as to render said drainage easement in accessible. In the event that this covenant is violated, the Grantee shall not be obligated to repair, replace, or otherwise be responsible for such improvements if damaged or removed.

To have and to hold unto the Grantee, its successors and assigns, forever.

Thomas C. Gates, County Administrator of Roanoke County, Virginia, hereby joins in the execution of this instrument to signify the acceptance by said Board of Supervisors of the real estate conveyed herein pursuant to Ordinance 041415-4 adopted by the Board of Supervisors of Roanoke County, Virginia, on the 14th day of April, 2015.

PLANTATION HOTEL, LLC

By [Signature]



STATE/Commonwealth of VIRGINIA,  
COUNTY/CITY OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 17th day of JUNE 2016, by DAMINI PATEL, its MANAGING MEMBER on behalf of PLANTATION HOTEL, LLC, a Virginia limited liability company, Grantor.

[Signature]  
Notary Public

My commission expires: DEC 31, 2017

Registration Number: 155538

Approved as to form:

BOARD OF SUPERVISORS OF  
ROANOKE COUNTY, VIRGINIA

[Signature]  
County Attorney

By [Signature] (SEAL)  
Thomas C. Gates  
County Administrator

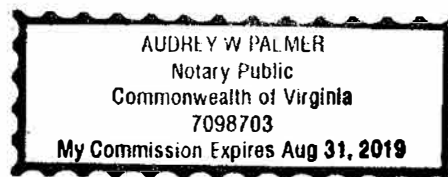
COMMONWEALTH OF VIRGINIA,  
COUNTY/CITY OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June 2016, by Thomas C. Gates, County Administrator, on behalf of the Board of Supervisors of Roanoke County, Virginia, Grantee.

Audrey W Palmer  
Notary Public

My commission expires: August 31, 2019.

Registration Number: 7098703



PG 0232 \*16 JUN 22 1226

INSTRUMENT #201605900  
RECORDED IN THE CLERK'S OFFICE OF  
ROANOKE COUNTY ON  
JUNE 22, 2016 AT 12:26PM

STEVEN A. MCGRAW, CLERK  
RECORDED BY: FRS



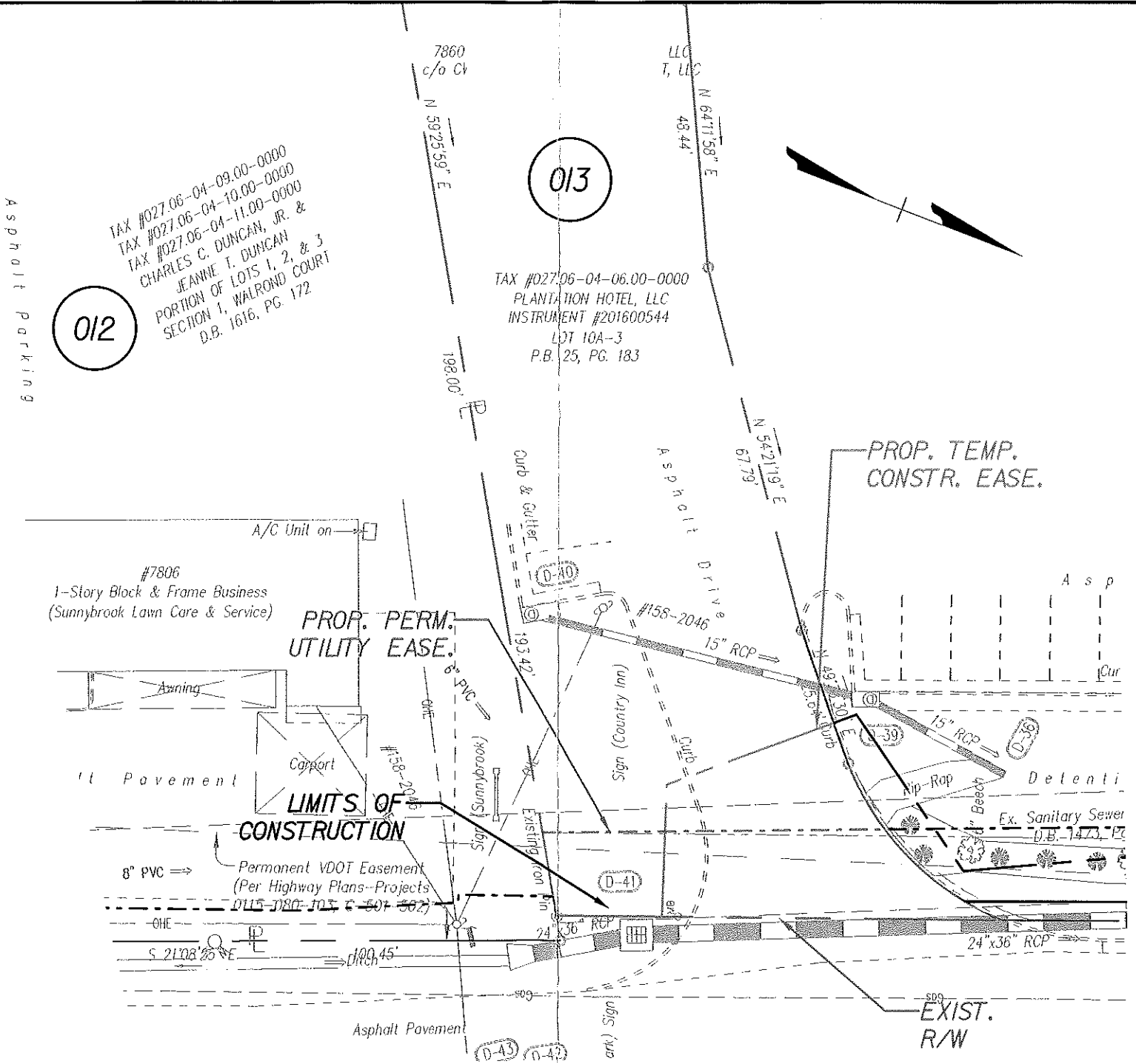
OFFICIAL RECEIPT  
ROANOKE COUNTY CIRCUIT COURT  
305 EAST MAIN ST  
SALEM, VA 24153  
540-387-6205

DEED RECEIPT

DATE: 06/22/16 TIME: 12:27:15 ACCOUNT: 161CLR201605900 RECEIPT: 16000012437  
CASHIER: FRS REG: R068 TYPE: DE PAYMENT: FULL PAYMENT  
INSTRUMENT : 201605900 BOOK: PAGE: RECORDED: 06/22/16 AT 12:26  
GRANTOR: PLANTATION HOTEL, LLC EX: Y LOC: CO  
GRANTEE: ROANOKE COUNTY BOARD OF SUPERVISORS EX: N PCT: 100%  
AND ADDRESS : 5204 BERNARD DRIVE ROANOKE, VA. 24018  
RECEIVED OF : EXEMPT DATE OF DEED: 06/21/16  
: \$ .00 000  
DESCRIPTION 1: PAGES: 5 OP: 0  
2: NAMES: 0  
CONSIDERATION: .00 A/VAL: .00 MAP: 027.06-04-06.00-0000  
PIN: 10A-3  
000 \*\* ZERO PAYMENT \*\* .00  
TENDERED : .00  
AMOUNT PAID: .00  
CHANGE AMT : .00

CLERK OF COURT: STEVEN A. MCGRAW

PAYOR'S COPY  
RECEIPT COPY 1 OF 2



012  
 TAX #027.06-04-09.00-0000  
 TAX #027.06-04-10.00-0000  
 TAX #027.06-04-11.00-0000  
 CHARLES C. DUNCAN, JR. &  
 JEANNE T. DUNCAN  
 PORTION OF LOTS 1, 2, & 3  
 SECTION 1, WALROND COURT  
 D.B. 1616, PG. 172

013  
 TAX #027.06-04-06.00-0000  
 PLANTATION HOTEL, LLC  
 INSTRUMENT #201600544  
 LOT 10A-3  
 P.B. 25, PG. 183

#7806  
 1-Story Block & Frame Business  
 (Sunnybrook Lawn Care & Service)

PROP. PERM.  
 UTILITY EASE.

PROP. TEMP.  
 CONSTR. EASE.

LIMITS OF  
 CONSTRUCTION

Permanent VDOT Easement  
 (Per Highway Plans-Projects  
 D115-1780-103, C-507-507)

EXIST.  
 R/W

PROPOSED PERMANENT UTILITY EASEMENT = 0.025 AC +/-  
 PROPOSED TEMPORARY CONSTRUCTION EASEMENT = 0.029 AC +/-

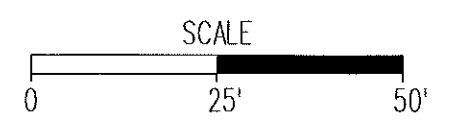
----- PROPOSED TEMPORARY  
 CONSTRUCTION EASEMENT  
 ----- PROPOSED PERMANENT  
 UTILITY EASEMENT

PLANTATION ROAD, BICYCLE, PEDESTRIAN, AND  
 STREETScape IMPROVEMENTS PROJECT

PARCEL 013 R/W PLAN SHEET



COUNTY OF ROANOKE  
 5204 BERNARD DRIVE  
 ROANOKE, VA 24018



DATE: MAY 17, 2016



VIRGINIA LAND RECORD COVER SHEET  
FORM A - COVER SHEET CONTENT

17  
4

201507684

Instrument Date: 7/14/2015  
Instrument Type: DE-PL  
Number of Parcels: 1 Number of Pages: 5  
 City  County

ROANOKE COUNTY

TAX EXEMPT? VIRGINIA/FEDERAL LAW  
 Grantor:  
 Grantee: 17.1-266  
Consideration: \$1.00  
Existing Debt: \$0.00  
Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):  
Original Principal: \$0.00  
Fair Market Value Increase: \$0.00

(Area Above Reserved For Deed Stamp Only)

Original Book Number: Original Page Number: Original Instrument Number: 200716623

Prior Recording At:  City  County  
ROANOKE Percentage In This Jurisdiction: 100.00000%

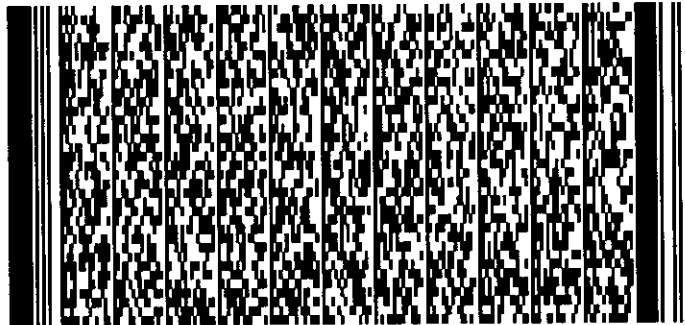
BUSINESS / NAME

1  Grantor: P D LODGING ASSOCIATES, LLC  
 Grantor:  
1  Grantee: BOARD OF SUPERVISORS ROANOKE COUNTY  
 Grantee:

GRANTEE ADDRESS

Name: BOARD OF SUPERVISORS ROANOKE COUNTY  
Address: 5204 BERNARD DRIVE  
City: ROANOKE State: VA Zip Code: 24018  
Book Number: Page Number: Instrument Number: 200716623  
Parcel Identification Number (PIN): 027.06-04-15.00-0000 Tax Map Number:  
Short Property Description:

Current Property Address: 7922 PLANTATION ROAD  
City: ROANOKE State: VA Zip Code: 24019  
Instrument Prepared By: COUNTY ATTORNEY'S OFFICE Recording Paid By: EXEMPTION  
Recording Returned To: BRIAN W. EPPERLEY  
Address: 5204 BERNARD DRIVE  
City: ROANOKE State: VA Zip Code: 24018



2015 AUG 12 12:17

Exemption claimed: Roanoke County is exempted from recordation taxes and fees pursuant to Section 17.1-266, Code of Virginia

Prepared by: Roanoke County Attorney's Office

Title Insurance: Unknown to Preparer

Tax Map #027.06-04-15.00-0000

THIS DEED and DEED of EASEMENT, made this 14th day of JULY

2015, by and between **P D LODGING ASSOCIATES, LLC**, a Virginia limited liability company, Grantor and the **BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA**, Grantee.

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the benefits accruing or to accrue to the said Grantor by reason of the location and construction, or other improvements shown on plans entitled "Plantation Road, Bicycle, Pedestrian, and Streetscape Improvements Project" prepared by Whitman, Requardt & Associates, LLP, along, through, or over lands of the Grantor, and for the further consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration paid by Grantee to Grantor, the receipt, adequacy and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY to Grantee in fee simple, with General Warranty and Modern English Covenants of Title, the following described real estate and easements lying in the County of Roanoke, Virginia, for the location and construction or other improvements of a road right-of-way, as follows:

**PROPOSED RIGHT OF WAY**

A parcel of real estate containing 0.036 acre +/- being a portion of Roanoke County Tax Map #027.06-04-15.00-0000 and shown on the plan entitled "Plantation Road, Bicycle, Pedestrian, and Streetscape Improvements Project" dated January 30, 2015, prepared by Whitman, Requardt & Associates, LLP and attached hereto as Exhibit "A" and by this reference made a part hereof (the "Property"); and

**TEMPORARY CONSTRUCTION EASEMENT**

Also granted herein and shown on the above referenced plan is a Temporary Construction Easement containing 0.053 acres +/- to use as located and staked on the ground for cut and/or fill slopes

as being required for the proper execution of the work. Said temporary easement will terminate at such time as the construction or improvement of the aforesaid route is completed.

And further granted herein is the right and easement to construct, improve and maintain any drain ditches or other drainage facilities that may be needed for the property and adequate drainage of said route.

**PERMANENT UTILITY EASEMENT**

Also granted herein and shown on the above referenced plan is a Permanent Utility Easement containing 0.020 acres +/- in, over and across the lands of the Grantor lying adjacent to the lands herein conveyed for the relocation, construction, operation and maintenance of said facility.

The location of the above easements is more particularly described on the plat attached hereto as Exhibit "A" and by this reference made a part hereof.

The Grantee agrees to restore and repair any actual damage to Grantor's Property which may be directly caused by the construction, reconstruction, or maintenance of said drainage easement except as hereinafter provided. The Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable, and that the Grantor will cooperate with the Grantee in effectuating such restoration.

The Grantor by execution of this instrument acknowledges that the plans for the aforesaid right-of-way as it affects Grantor's property have been fully explained to Grantor or Grantor's authorized representative.

The Grantor covenants and agrees for Grantor and for Grantor's heirs, successors, successors in title, executors, legal representatives and assigns that the consideration aforementioned shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, reconstruction, operation or maintenance of said road right-of-way, including such drainage facilities as may be necessary.

This conveyance is made expressly subject to all recorded conditions, reservations, easements and restrictions affecting title to the property herein conveyed. The road right-of-way herein granted is in

addition to, and not in lieu of, any easement or right-of-way now in existence or which may be acquired in the future.

It is expressly agreed between the parties hereto that the Grantee and its agents shall have the right to inspect the drainage easement herein granted and to cut, clear, and remove all undergrowth, obstructions, or improvements lying within, upon, or adjacent to said drainage easement, that in any way endanger or interfere with the proper use of the same. The Grantor covenants that no building or structure shall be erected upon or within the drainage easement herein granted or placed in such location as to render said drainage easement in accessible. In the event that this covenant is violated, the Grantee shall not be obligated to repair, replace, or otherwise be responsible for such improvements if damaged or removed.

To have and to hold unto the Grantee, its successors and assigns, forever.

Thomas C. Gates, County Administrator of Roanoke County, Virginia, hereby joins in the execution of this instrument to signify the acceptance by said Board of Supervisors of the real estate conveyed herein pursuant to Ordinance 041415-4 adopted by the Board of Supervisors of Roanoke County, Virginia, on the 14th day of April, 2015.

P D LODGING ASSOCIATES, LLC

By  (SEAL)

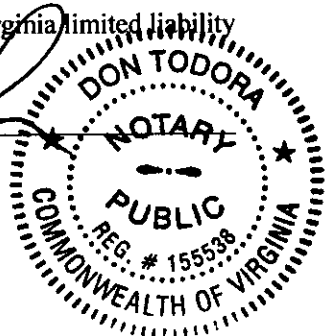
P.D. Lodging - Parcel 015

Commonwealth OF VIRGINIA,

COUNTY/CITY OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of July, 2015, by RAJESH DESAI, it's manager/member on behalf of P D Lodging Associates, LLC, a Virginia limited liability company, Grantor.

[Signature]  
Notary Public



My commission expires: DECEMBER 31, 2017.

Registration Number: 155538.

Approved as to form:

BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA

[Signature]  
County Attorney

By [Signature] (SEAL)  
Thomas C. Gates  
County Administrator

COMMONWEALTH OF VIRGINIA,

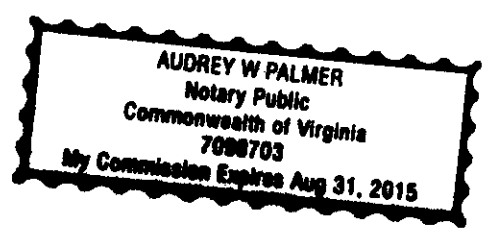
COUNTY/CITY OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 2015, by Thomas C. Gates, County Administrator, on behalf of the Board of Supervisors of Roanoke County, Virginia, Grantee.

[Signature]  
Notary Public

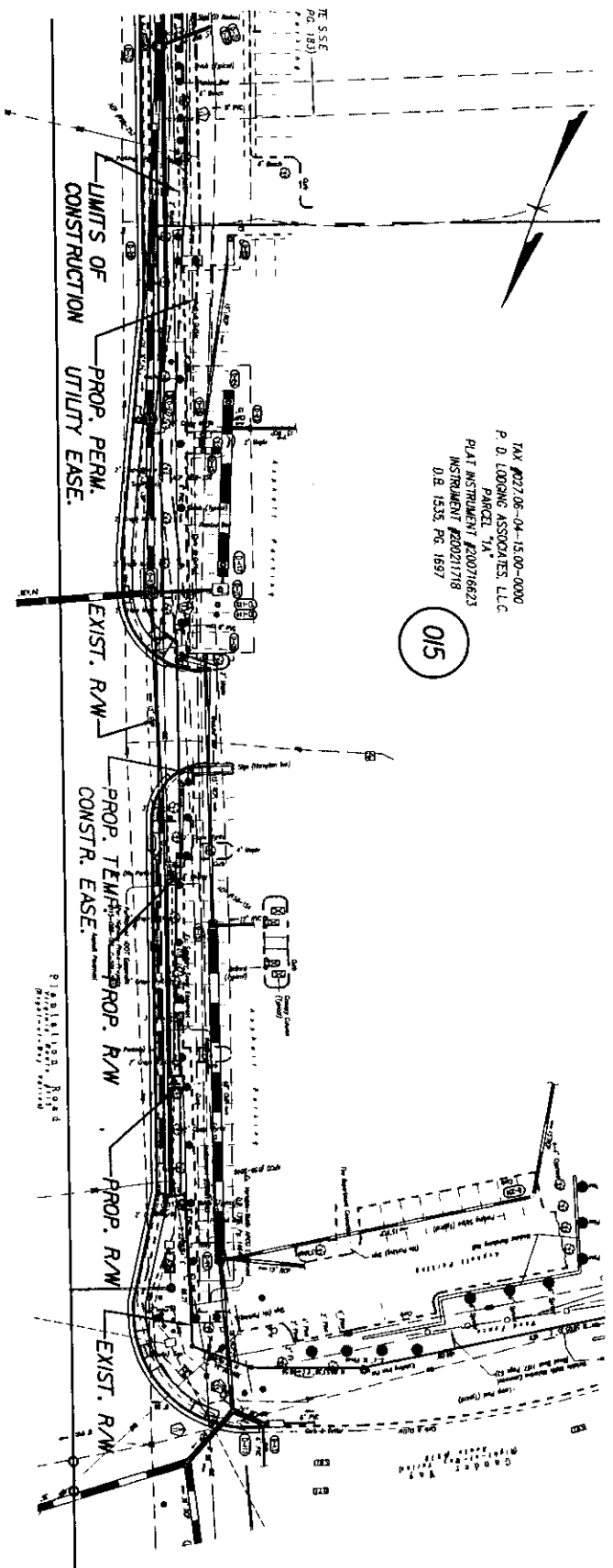
My commission expires: 8-31-2015.

Registration Number: 7098703.



TAX #02706-04-1500-0000  
 P. D. LOONG ASSOCIATES, LLC  
 PARCEL 7A  
 PLAT INSTRUMENT #20076823  
 INSTRUMENT #2021178  
 D.E. 1535, P.C. 1997

015



PROPOSED RIGHT-OF-WAY - 0.036 AC +/-  
 PROPOSED PERMANENT UTILITY EASEMENT - 0.020 AC +/-  
 PROPOSED TEMPORARY CONSTRUCTION EASEMENT - 0.053 AC +/-

PROPOSED RIGHT OF WAY  
 PROPOSED TEMPORARY CONSTRUCTION EASEMENT  
 PROPOSED PERMANENT UTILITY EASEMENT

PLANTATION ROAD, BICYCLE, PEDESTRIAN, AND  
 STREETSCAPE IMPROVEMENTS PROJECT

PARCEL 015 R/W PLAN SHEET

SCALE  
 0 50' 100'

DATE: JANUARY 30, 2015

**WRPA**  
 Wetland, Resource & Assessment, LLP  
 1700 West Park Drive, Suite 1000, Roanoke, VA 24018

COUNTY OF ROANOKE  
 5204 BERNARD DRIVE  
 ROANOKE, VA 24018

INSTRUMENT #201507684  
RECORDED IN THE CLERK'S OFFICE OF  
ROANOKE COUNTY ON  
AUGUST 12, 2015 AT 12:17PM

STEVEN A. MCGRAW, CLERK  
RECORDED BY: FRS

**VIRGINIA LAND RECORD COVER SHEET  
FORM A - COVER SHEET CONTENT**

201507683

17  
3

Instrument Date: 7/16/2015  
Instrument Type: DE-PL  
Number of Parcels: 1 Number of Pages: 5  
 City  County

ROANOKE COUNTY

TAX EXEMPT? VIRGINIA/FEDERAL LAW  
 Grantor:  
 Grantee: 17.1-266  
Consideration: \$1.00  
Existing Debt: \$0.00  
Actual Value/Assumed: \$0.00

**PRIOR INSTRUMENT UNDER § 58.1-803(D):**

Original Principal: \$0.00  
Fair Market Value Increase: \$0.00

(Area Above Reserved For Deed Stamp Only)

Original Book Number: 1328 Original Page Number: 1456 Original Instrument Number: \_\_\_\_\_

Prior Recording At:  City  County  
ROANOKE

Percentage In This Jurisdiction: 100.00000%

**BUSINESS / NAME**

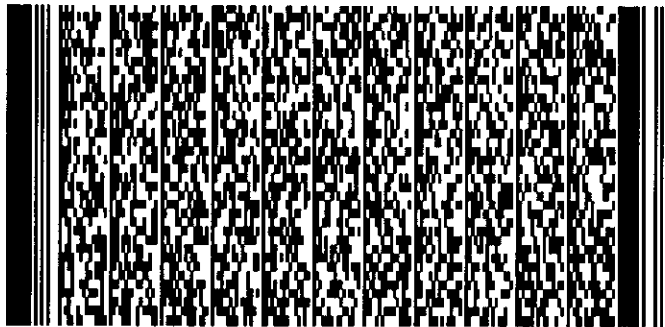
1  Grantor: PLYMALE, GUY O  
2  Grantor: PLYMALE, MARY P  
1  Grantee: BOARD OF SUPERVISORS ROANOKE COUNTY  
 Grantee: \_\_\_\_\_

**GRANTEE ADDRESS**

Name: BOARD OF SUPERVISORS ROANOKE COUNTY  
Address: 5204 BERNARD DRIVE  
City: ROANOKE State: VA Zip Code: 24018  
Book Number: 1328 Page Number: 1456 Instrument Number: \_\_\_\_\_  
Parcel Identification Number (PIN): 027.06-05-07.00-0000 Tax Map Number: \_\_\_\_\_  
Short Property Description: \_\_\_\_\_

Current Property Address: 0 PLANTATION ROAD  
City: ROANOKE State: VA Zip Code: 24019  
Instrument Prepared By: COUNTY ATTORNEY'S OFFICE Recording Paid By: EXEMPTION  
Recording Returned To: BRIAN W. EPPERLEY  
Address: 5204 BERNARD DRIVE  
City: ROANOKE State: VA Zip Code: 24018

PG 0177 \*15 AUG 12 12:15





Plymale - Parcel 019

Exemption claimed: Exemption claimed: Roanoke County is exempted from recordation taxes and fees pursuant to Section 17.1-266, Code of Virginia

Prepared by: Roanoke County Attorney's Office

Title Insurance: Unknown to Preparer

Tax Map #027.06-05-07.00-0000

THIS DEED and DEED of EASEMENT, made this 16th day of July, 2015, by and between GUY O. PLYMALE and MARY P. PLYMALE, husband and wife, Grantor and the BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the benefits accruing or to accrue to the said Grantor by reason of the location and construction, or other improvements shown on plans entitled "Plantation Road, Bicycle, Pedestrian, and Streetscape Improvements Project" prepared by Whitman, Requardt & Associates, LLP, along, through, or over lands of the Grantor, and for the further consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration paid by Grantee to Grantor, the receipt, adequacy and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY to Grantee in fee simple, with General Warranty and Modern English Covenants of Title, the following described real estate and easements lying in the County of Roanoke, Virginia, for the location and construction or other improvements of a road right-of-way, as follows:

**PROPOSED RIGHT OF WAY**

A parcel of real estate containing 0.013 acre +/- being a portion of Roanoke County Tax Map #027.06-05-07.00-0000 and shown on the plan entitled "Plantation Road, Bicycle, Pedestrian, and Streetscape Improvements Project" dated January 30, 2015, prepared by Whitman, Requardt & Associates, LLP and attached hereto as Exhibit "A" and by this reference made a part hereof (the "Property"); and

**TEMPORARY CONSTRUCTION EASEMENT**

Also granted herein and shown on the above referenced plan is a Temporary Construction Easement containing 0.082 acres +/- to use as located and staked on the ground for cut and/or fill slopes

as being required for the proper execution of the work. Said temporary easement will terminate at such time as the construction or improvement of the aforesaid route is completed.

And further granted herein is the right and easement to construct, improve and maintain any drain ditches or other drainage facilities that may be needed for the property and adequate drainage of said route.

The location of the above easements is more particularly described on the plat attached hereto as Exhibit "A" and by this reference made a part hereof.

The Grantee agrees to restore and repair any actual damage to Grantor's Property which may be directly caused by the construction, reconstruction, or maintenance of said drainage easement except as hereinafter provided. The Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable, and that the Grantor will cooperate with the Grantee in effectuating such restoration.

The Grantor by execution of this instrument acknowledges that the plans for the aforesaid right-of-way as it affects Grantor's property have been fully explained to Grantor or Grantor's authorized representative.

The Grantor covenants and agrees for Grantor and for Grantor's heirs, successors, successors in title, executors, legal representatives and assigns that the consideration aforementioned shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, reconstruction, operation or maintenance of said road right-of-way, including such drainage facilities as may be necessary.

This conveyance is made expressly subject to all recorded conditions, reservations, easements and restrictions affecting title to the property herein conveyed. The road right-of-way herein granted is in addition to, and not in lieu of, any easement or right-of-way now in existence or which may be acquired in the future.

It is expressly agreed between the parties hereto that the Grantee and its agents shall have the right to inspect the drainage easement herein granted and to cut, clear, and remove all undergrowth,

Plymale - Parcel 019

obstructions, or improvements lying within, upon, or adjacent to said drainage easement, that in any way endanger or interfere with the proper use of the same. The Grantor covenants that no building or structure shall be erected upon or within the drainage easement herein granted or placed in such location as to render said drainage easement in accessible. In the event that this covenant is violated, the Grantee shall not be obligated to repair, replace, or otherwise be responsible for such improvements if damaged or removed.

To have and to hold unto the Grantee, its successors and assigns, forever.

Thomas C. Gates, County Administrator of Roanoke County, Virginia, hereby joins in the execution of this instrument to signify the acceptance by said Board of Supervisors of the real estate conveyed herein pursuant to Ordinance 041415-4 adopted by the Board of Supervisors of Roanoke County, Virginia, on the 14th day of April, 2015.

Guy O. Plymale (SEAL)  
GUY O. PLYMALE

Mary P. Plymale (SEAL)  
MARY P. PLYMALE

Commonwealth of VIRGINIA,

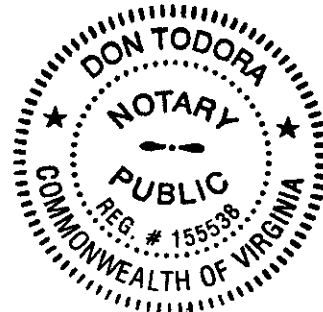
COUNTY/CITY OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 16th day of July, 2015, by Guy O. Plymale, Grantor.

[Signature]  
Notary Public

My commission expires: December 31, 2017.

Registration Number: 155538.



Plymale - Parcel 019

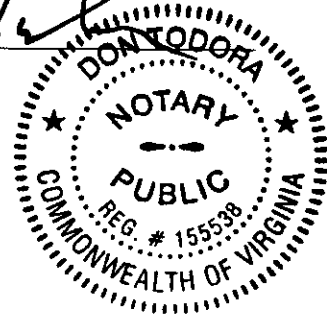
Commonwealth of VIRGINIA

COUNTY/CITY OF Roanoke, to-wit:

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of July, 2015, by Mary P. Plymale, Grantor.

My commission expires: December 31, 2017

Registration Number: 155538



Approved as to form:

BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA

Paul M. Mackey  
County Attorney

By Thomas C. Gates (SEAL)  
County Administrator

COMMONWEALTH OF VIRGINIA,

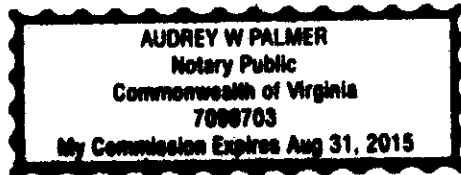
COUNTY/CITY OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 2015, by Thomas C. Gates, County Administrator, on behalf of the Board of Supervisors of Roanoke County, Virginia, Grantee.

Audrey W. Palmer  
Notary Public

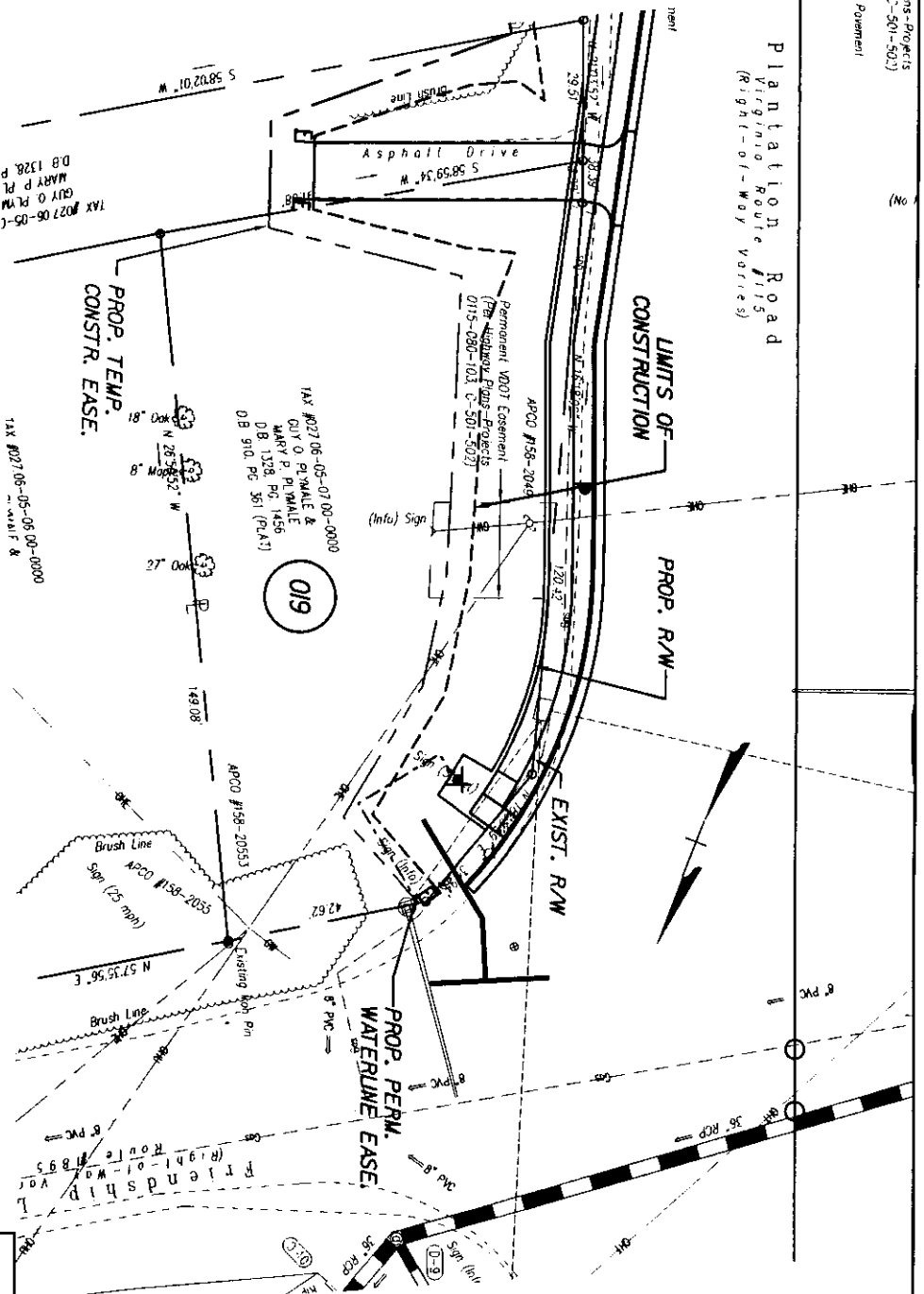
My commission expires: 8/31/2015

Registration Number: 7098703



Plans - Projects  
C-501-503  
If Payment

Plantation Road  
Right-of-Way  
(Right-of-Way varies)



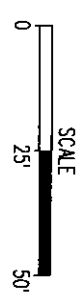
PROPOSED RIGHT-OF-WAY - 0013 AC +/-  
 PROPOSED TEMPORARY CONSTRUCTION EASEMENT - 0082 AC +/-  
 PROPOSED PERMANENT WATER EASEMENT - 0009 AC +/-

PLANTATION ROAD, BICYCLE, PEDESTRIAN, AND  
 STREETSCAPE IMPROVEMENTS PROJECT

PARCEL 019 R/W PLAN SHEET

— PROPOSED  
 RIGHT OF WAY

--- PROPOSED TEMPORARY  
 CONSTRUCTION EASEMENT  
 - - - - - PROPOSED PERMANENT  
 WATERLINE EASEMENT



DATE: JANUARY 30, 2015



Williams, Requelet & Associates, LLP  
 1700 North Drive, Suite 100, Roanoke, Virginia 24018

COUNTY OF ROANOKE  
 5204 BERNARD DRIVE  
 ROANOKE, VA 24018

PG 0182 15 AUG 12 12:16

INSTRUMENT #201507683  
RECORDED IN THE CLERK'S OFFICE OF  
ROANOKE COUNTY ON  
AUGUST 12, 2015 AT 12:15PM

STEVEN A. MCGRAW, CLERK  
RECORDED BY: FRS