KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MOUNTAIN BROOK BUILDERS INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201500776.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA. 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Roanoke

A NOTARY PUBLIC IN

MOUNTAIN BROOK BUILDERS INC.

STATE OF VIRGINIA

Capoline Revecca Wilson

MY COMMISSION EXPIRES 231

PUBLIC REG. #7603208

EXPIRES 12/31/2018

MY COMMISSION

AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT , WHOSE

NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS SIM DAY OF MAKEN., 2016.

**NOTES:** 

1. OWNER OF RECORD: MOUNTAIN BROOK BUILDERS INC.

2. LEGAL REFERENCE: INSTRUMENT #201500776

3. OLD TAX MAP NUMBER: 050.01-01-14.01-0000

4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

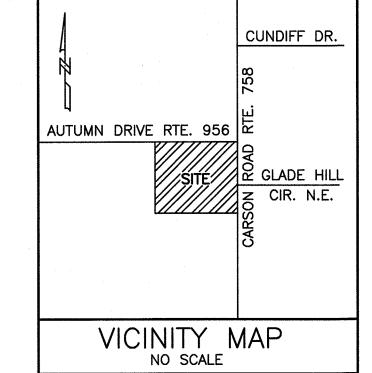
JOSEPH K. & VIRGINIA A. BUSHNELL

5. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0167G. (REVISED DATE: SEPTEMBER 28, 2007)

6. PROPERTY CURRENTLY ZONED: R1

7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

\_EGEND PLATTED CORNER FROM RECORDS



COORDINATE LIST (ASSUMED)

D.B. 170, PG. 1862 LOT B-1A -NEW 10' PRIVATE

CHORD LENGTH = 66.63'

TANGENT = 44.68'

DRN: SCB

CHK: JRM

80

 
 Point
 Northing
 Easting

 1
 5360.0577
 4356.6425
1 5360.0377 4330.0423 2 5429.3937 4251.0217 3 5569.9596 4337.3144 4 5532.5987 4394.2270 5 5468.2190 4411.3972 6 5492.6236 4289.8382

7 | 5429.9058 | 4392.0019

HEREBY CERTIFY THAT THIS PLAT IS FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

002002

WD SURV

RESUBDIVISION PLAT FROM RECORDS FOR MOUNTAIN BROOK BUILDERS INC.

BEING THE RESUBDIVISION OF LOT B-1B AS SHOWN ON "PLAT FROM RECORDS SUBDIVISION FOR VIRGINIA A. BUSHNELL" PLAT BOOK 31, PAGE 21 CREATING HEREON LOT B-1B1 (0.228 ACRE) & LOT B-1B2 (0.215 ACRE) SITUATED ON CARSON ROAD VINTON MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA DATED FEBRUARY 6, 2015 JOB #05150041.HS SCALE: 1" = 20'

SHEET 1 OF 1

TEL: 540-772-9580 FAX: 540-772-8050 PLANNERS ARCHITECTS ENGINEERS SURVEYORS Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

D.B. 1170, PG. 456 D.B. 1129, PG. 644 P.B. 31, PG. 21 PARKWAY WESLÉYAN CHURCH INC. INST. #040000415 T.M. #050.01-01-14.00 T.M." #7110105 ROANOKE CITY N31°32'44"E 164.94' TOTAL ----74.19' SANITARY SEWER ESM'T LOT B-1B1 30' M.B.L. 40 P.B. 31, PG. 21 LOT B-1B2 0.228 AC. 0.215 AC. (VACANT) T.M. #050.01-01-14.01 (VACANT) T.M. #050.01-01-14.02 LOT B-1B 0.443 AC. P.B. 31, PG. 21 O.M.N. 050.01-01-14.01 42.94 78.29° \_\_\_\_ \$26.51,00,W 121.23, TOTAL CARSON ROAD - 50' R/W CURVE C1 ARC LENGTH = 72.93'  $RADIUS = 50.00^{\circ}$ DELTA = 83°34'00" CHORD BEARING = S14°56'00"E

TAX MAP TABLE			
LOT	OLD TAX MAP # (OMN)	PROPOSED PARCEL ID FULL	PROPOSED PROPERTY ID
B-1B1	050.01-01-14.01-0000	050.01-01-14.01-0000	000000 00000
B-1B2	050.01-01-14.01-0000	050.01-01-14.02-0000	10028145 00002

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

SCALE: 1" = 20'

0 10 20

STEVEN A. MCGRAW, Clerk TESTE: **CLERK** DEPUTY CLERK

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

TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED

RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY,

THIS 10 DAY OF March , 20 15, IN INSTRUMENT No.

VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO

ANNEXED AND ADMITTED TO RECORD AT \_O'CLOCK \_\_\_A\_\_.M. ON

WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

ROANOKE COUNTY PLANNING COMMISSION

- 2015-01933.

• PLANNERS • ARCHITECTS

• ENGINEERS • SURVEYORS