

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

THAT SHAH DEVELOPMENT, LLC IS THE FEE SIMPLE OWNER OF TAX MAP # 064.01-04-04.02-0000 (BEING LOT 3 OF "PLAT OF RESUBDIVISION OF TAX MAP # 064.01-04-03.00-0000 & TAX MAP # 064.01-04-04.00-0000 FOR SHAH DEVELOPMENT, LLC") AND IS PART OF THE PROPERTY CONVEYED TO SAID SHAH BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED INSTRUMENT #: 201402769. ALSO, THAT JOHN L. NELSON, III AND RHONDA L. NELSON ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON AS 064.01-04-04.01-0000 AND IS ALL OF THE PROPERTY CONVEYED TO SAID NELSON'S BY DEEDS DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA AS DEED INSTRUMENT #: 201406627 (PARCEL A BEING 0.213 ACRES) AND DEED BOOK 1627, PAGE 715 (PARCEL 2 - 0.948 ACRES).

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED AND/OR COMBINED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED), AND THE COUNTY OF ROANOKE SUBDIVISION ORDINANCE, AS AMENDED.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS.

DAVID L. HAGAN  
MANAGING PARTNER FOR SHAH DEVELOPMENT, LLC

4/14/15  
DATE

John L. Nelson, III  
DATE

Rhonda L. Nelson  
DATE

**NOTARY'S STATEMENT:**  
COMMONWEALTH/STATE OF Virginia

CITY/COUNTY OF Manassas, TO WIT:

I, Lisa Harkess, A NOTARY PUBLIC IN AND FOR THE AFORESAID COMMONWEALTH OR STATE DO HEREBY CERTIFY THAT DAVID L. HAGAN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID STATE AND COUNTY. THIS 14 DAY OF April, 2015.

MY COMMISSION EXPIRES: 8-31-17

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 255655  
Commission ID: 255655  
My Commission Expires 8-31-17

**NOTARY'S STATEMENT:**  
COMMONWEALTH/STATE OF PENNSYLVANIA

CITY/COUNTY OF LUZERNE, TO WIT:

I, JOSEPH B. KUEBAUGH, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN L. NELSON, III, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGE THE SAME IN MY AFORESAID STATE AND COUNTY. THIS 10 DAY OF APRIL, 2015.

MY COMMISSION EXPIRES: NOV 17, 2015

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 1085972  
Notarial Seal  
Joseph B. Kuebaugh, Notary Public  
Salem Twp., Luzerne County  
My Commission Expires Nov. 17, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

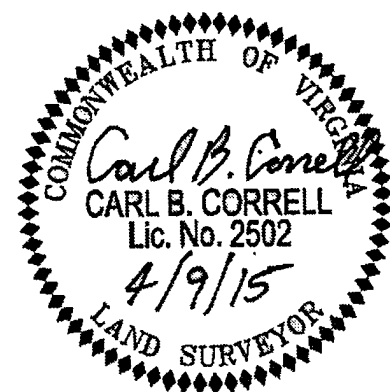
**NOTARY'S STATEMENT:**  
COMMONWEALTH/STATE OF PENNSYLVANIA

CITY/COUNTY OF LUZERNE, TO WIT:

I, JOSEPH B. KUEBAUGH, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RHONDA L. NELSON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID STATE AND COUNTY. THIS 10 DAY OF APRIL, 2015.

MY COMMISSION EXPIRES: NOV 17, 2015

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 1085972  
Notarial Seal  
Joseph B. Kuebaugh, Notary Public  
Salem Twp., Luzerne County  
My Commission Expires Nov. 17, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



**CORRELL LAND SURVEYING**  
SERVING AND SURVEYING THE NRV  
1120 HANS MEADOW ROAD  
CHRISTIANSBURG, VA 24073  
540-392-8324  
cbc@correll@gmail.com

**LEGEND AND/OR ABBREVIATIONS:**

AC. = ACRE  
A/C = AIR CONDITIONER  
CONC. = CONCRETE  
D.B. = DEED BOOK  
D.I. # = DEED INSTRUMENT NUMBER  
H/P = HEAT PUMP  
PG. = PAGE  
P.B. = PLAT BOOK  
NFS = NOT FOUND OR SET  
N/F = NOW OR FORMERLY  
OHU = OVERHEAD UTILITIES  
PF = PIPE FOUND  
R/W = RIGHT OF WAY  
RF = ROD FOUND  
SQ. FT. = SQUARE FEET  
< > = OTHER NOTATION  
[ ] = PLAT REFERENCE  
{ } = TITLE REFERENCE  
} = RIGHT OF WAY WIDTH

**ROANOKE COUNTY APPROVAL:**

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE 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 THIS SUBDIVISION OR RESUBDIVISION.

*Denise Souter* 4/16/15  
AGENT - ROANOKE COUNTY PLANNING COMMISSION DATE

TAX MAP #: 064.01-04-04.00-0000  
N/F SHAH DEVELOPMENT, LLC  
(D.I. #: 201402769)  
(D.I. #: 201408346)

LOT 4

INSTRUMENT #201504619  
RECORDED IN THE CLERK'S OFFICE OF  
ROANOKE COUNTY ON  
MAY 27, 2015 AT 11:15AM

STEVEN A. MCGRAW, CLERK  
RECORDED BY: FRB

TAX MAP #: 064.01-04-04.02-0000  
N/F SHAH DEVELOPMENT, LLC  
0.828 AC.  
(D.I. #: 201402769)  
(D.I. #: 201408346)

LOT 3

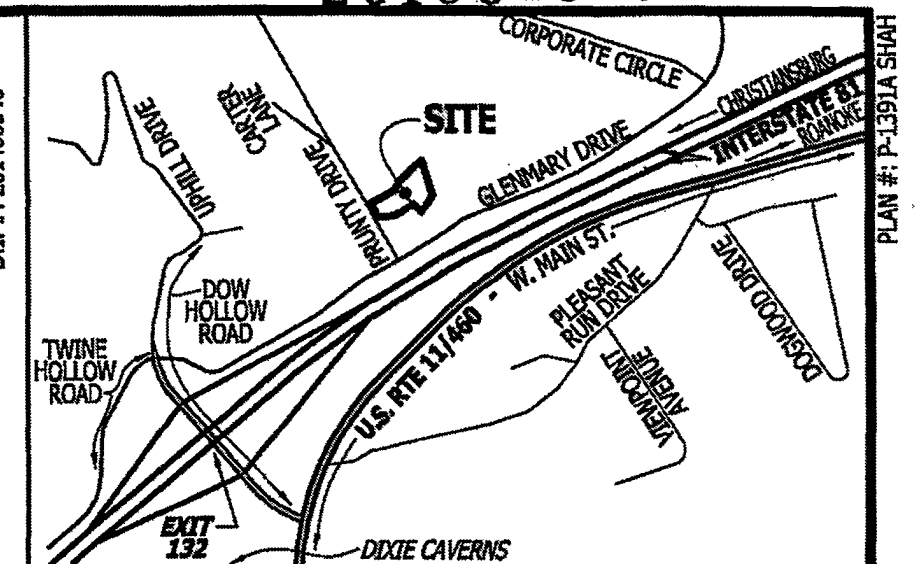
< REVISED >  
TAX MAP #: 064.01-04-04.01-0000  
LOT 2A1  
PLUS  
< TAX MAP #: 064.01-04-04.01-0000 > < 1.167 AC. >  
< TAX MAP #: 064.01-04-04.02-0000 > < 0.828 AC. >  
1.995 AC.

TAX MAP #: 064.01-04-03.00-0000  
N/F SHAH DEVELOPMENT, LLC  
(D.I. #: 201402769)  
(D.I. #: 201408346)

LOT 2

TAX MAP #: 064.01-04-03.00-0000  
N/F SHAH DEVELOPMENT, LLC  
(D.I. #: 201402769)  
(D.I. #: 201408346)

LOT 1

**VICINITY MAP - NO SCALE****NOTES:**

1. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "UNSHADED X", PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51161C01186, DATED SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED UPON THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP AND HAVE/HAS NOT BEEN VERIFIED BY AN ACTUAL FIELD SURVEY WITH ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY, AND THIS IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY LAWFULLY APPLY TO THE PROPERTY.
3. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY. IT IS ALSO BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS, PLATS OR DESCRIPTIONS OF RECORD.
4. THIS SURVEY IS BASED UPON COURTHOUSE RESEARCH PERFORMED ON, OR PRIOR TO, 18 FEBRUARY, 2015.
5. IN THE AREAS THAT THE FIELD SURVEY WAS PERFORMED, NO READILY APPARENT EVIDENCE OF GRAVES OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED.
6. CURRENT OWNERS OF RECORD: LOT 3:  
TAX MAP #: 064.01-04-04.02-0000 = SHAH DEVELOPMENT, LLC  
P.O. BOX 1499, CHRISTIANBURG, VA 24068  
(DEED INSTRUMENT #: 201402769) - [DEED INSTRUMENT #: 201408346]
7. CURRENT OWNERS OF RECORD: PARCEL 2A:  
TAX MAP #: 064.01-04-04.01-0000 = JOHN L. NELSON, III & RHONDA L. NELSON  
5555 GLENMARY DRIVE, SALEM, VA 24153  
(DEED BOOK 1627, PAGE 725) - [P.B. 22, PG. 45] - AND-  
(DEED INSTRUMENT #: 201406627) - [DEED INSTRUMENT #: 201406628]
8. ZONING DISTRICT: R-1; LOW DENSITY RESIDENTIAL
9. TOTAL AREA SURVEYED: 1.995 ACRES
10. \* DENOTES APPROXIMATE LOCATION OF EXISTING DRAINFIELD. REFERENCE P.B. 22, PG. 45
11. THE WATERCOURSE CROSSING THIS PROPERTY DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. A DETAILED FLOOD STUDY AND AN ELEVATION CERTIFICATE MAY BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON THIS PROPERTY.
12. LOTS 1, 2 & 4 OF PLAT RECORDED IN DEED INSTRUMENT #: 201408346 ARE TO BE ACCESSED FROM PRUNTY DRIVE AND ARE NOT TO USE THE ACCESS EASEMENT SHOWN ALONG THE EAST SIDE OF LOTS 1 THROUGH 3 OF SAID PLAT.
13. TAX MAP #: 064.01-04-04.02-0000 IS TO BE ADDED AND COMBINED WITH TAX MAP #: 064.01-04-04.01-0000 AND IS NOT TO BE USED AS A SEPARATE BUILDING LOT.

**ACCESS EASEMENT NOTE:**

THE ACCESS EASEMENT SERVING TAX MAP # 064.01-04-04.01-0000 IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT 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



**RECOMBINATION PLAT**  
OF  
**TAX MAP #: 064.01-04-04-01-0000 &**  
**TAX MAP #: 064.01-04-04-02-0000**  
FOR  
**SHAH DEVELOPMENT, LLC**  
AND  
**JOHN L. NELSON, III**  
**& RHONDA L. NELSON**

BEING A  
**VACATION OF LOT LINES**

LOCATED IN  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VA

DATE: 9 MARCH, 2015 SCALE: 1" = 40'  
REV. 1: 27 MARCH, 2015 - REV. 2: 6 APRIL, 2015