

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RAYMOND K. KIRBY, JR. IS THE OWNER OF A 1.38 TRACT (BY RECORD), BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY RAYMOND K. KIRBY, JR. BY DEED DATED SEPTEMBER 12, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 201509126.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS RESUBDIVIDED THE PROPERTIES OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

*Wesley Rogers*  
WESLEY ROGERS - PRESIDENT  
ACORN & AFFILIATES, INC.  
INSTRUMENT NUMBER 201509126

9/18/2015  
DATE

STATE OF VIRGINIA  
COUNTY OF ROANOKE  
TO WIT:

I, Roy E. Chambers, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WESLEY ROGERS, PRESIDENT - ACORN & AFFILIATES, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18th DAY OF SEP, 2015.

*Roy E. Chambers, Jr.*  
NOTARY PUBLIC, DATE & SEAL  
REGISTRATION #: 267508



Roy E. Chambers, Jr.  
Notary Public - ID 363508  
Commonwealth of VA  
My Com. Exps. 12-31-17

## GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0138 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

## ROANOKE COUNTY NOTES:

1. 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 RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
2. 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 RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.
3. ANY FUTURE LAND DEVELOPMENT ON THESE LOTS CONSTITUTES A COMMON PLAN OF DEVELOPMENT OR SALE AND MUST COMPLY WITH THE VIRGINIA STORMWATER MANAGEMENT ACT AND REGULATIONS AND THE ROANOKE COUNTY STORMWATER MANAGEMENT ORDINANCE. AT THE TIME THAT A PERMIT APPLICATION IS SUBMITTED FOR LAND DISTURBANCE ON ANY LOT, A STORMWATER MANAGEMENT PLAN WITH BEST MANAGEMENT PRACTICES SHALL BE SUBMITTED TO ROANOKE COUNTY.

## APPROVED:

*Denise Sinder* 9/18/15  
SUBDIVISION AGENT FOR  
ROANOKE COUNTY PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:22 O'CLOCK P.M. ON THIS 18 DAY OF SEP, 2015.

TESTE: STEVEN A. McGRAW  
CLERK  
BY: *Steven A. McGraw*  
DEPUTY CLERK

MERIDIAN OF  
D.B. 1653, PG. 353

## LEGEND:

● MONUMENT FOUND  
○ MONUMENT SET

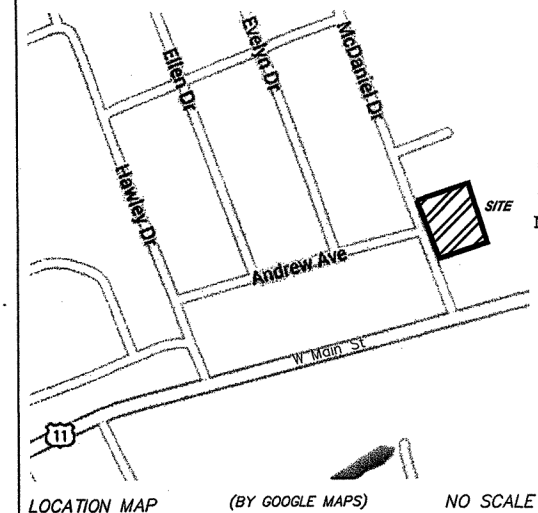
TAX #055.10-01-14.00  
PROPERTY OF  
MICHAEL L. & PAMELA C. EPPERLY  
D.B. 1442, PG. 868

TAX #055.10-01-12.00  
PROPERTY OF  
JOSEPH C. THOMAS  
W. INST. #201000467

TAX #055.10-01-15.00  
PROPERTY OF  
HENRY H. & ELLA M. WEEKS  
D.B. 1086, PG. 607

TAX #055.10-01-16.00  
PROPERTY OF  
DAVID L. & SHEREE H. LEMON  
INST. #200914299

TAX #055.10-01-13.00  
PROPERTY OF  
TIMOTHY W. & LUCY M. CLARK  
INST. #200804562



## LOT 1

CORNER	NORTHING	EASTING
1	5000.00	5000.00
5	5059.43	4980.65
10	5114.28	5216.35
4	5054.85	5235.70
1	5000.00	5000.00

## LOT 2

CORNER	NORTHING	EASTING
5	5059.43	4980.65
9	5118.86	4961.30
10	5173.71	5197.01
5	5059.43	4980.65

## LOT 3

CORNER	NORTHING	EASTING
6	5118.86	4961.31
7	5178.29	4941.96
8	5233.14	5177.66
9	5173.71	5197.01
6	5118.86	4961.31

## LOT 4

CORNER	NORTHING	EASTING
7	5178.29	4941.96
2	5237.72	4922.61
3	5292.57	5158.31
8	5233.14	5177.66
7	5178.29	4941.96

THESE COORDINATES ARE BASED  
ON AN ASSUMED DATUM

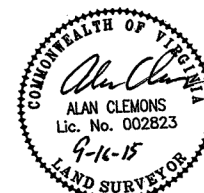
## PLAT OF SURVEY FOR

## ACORN &amp; AFFILIATES, INC.

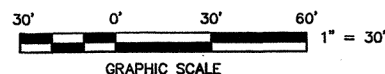
SHOWING THE RESUBDIVISION OF  
A 1.384 ACRE TRACT (1.38 BY RECORDS)  
P.B. 1653, PG. 353  
CREATING HERE ON LOT 1 (0.346 ACRE), LOT 2 (0.346 ACRE), LOT 3 (0.346 ACRE) & LOT 4 (0.346 ACRE)  
SITUATE ON MCDANIEL DRIVE (VA SEC RTE #1101)  
CATAMBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SCALE: 1"=30'

TAX #: 055.10-01-13.01-0000  
DRAWN: REC

DATE: 16 SEPTEMBER, 2015  
W.O.: 15-0089:01



THIS PLAT IS BASED ON A CURRENT  
FIELD SURVEY. ACORN & AFFILIATES,  
INC. IS THE OWNER OF RECORD, SEE  
INST. #201509126.



**parker**  
DESIGN GROUP

ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

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