

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DORIS D. HOFFMAN & CINDY D. FREDIN ARE THE FEE SIMPLE OWNERS 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 WILL INSTRUMENT #201700407.

THE ABOVE DESCRIBED OWNERS HEREBY CERTIFY 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 OWNERS OR PROPRIETORS 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:

Doris D. Hoffman
DORIS D. HOFFMAN

Cindy D. Fredin
CINDY D. FREDIN

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.

STATE OF VIRGINIA
City of Roanoke
I, Kristin Marie Bunn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Doris D. Hoffman, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18 DAY OF December, 2017.
Kristin Marie Bunn REG. # 7733394
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/30/2021

STATE OF NORTH CAROLINA
City of Raleigh
I, Colette McKeown, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Cindy D. Fredin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18 DAY OF December, 2017.
Colette McKeown REG. # 201305300157
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/19/18

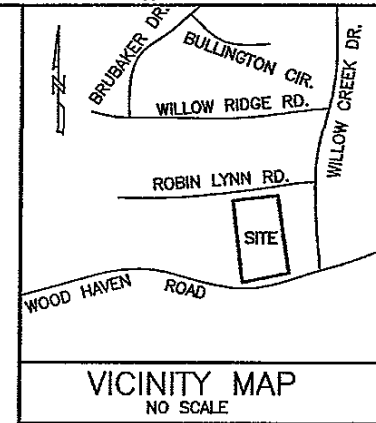
APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: Oliver R. Jordan 1/9/18
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 9:30 O'CLOCK A.M. ON THIS 10 DAY OF January, 2018, IN INSTRUMENT No. 201800221.
TESTE: STEVEN A. MCGRAW, Clerk
CLERK
DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: DORIS D. HOFFMAN & CINDY D. FREDIN
- LEGAL REFERENCE: WILL INSTRUMENT #201700407, D.B. 681, PG. 461 (PLAT)
- TAX MAP NUMBER: 037.05-03-17.00-0000
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONES "AE", "X" SHADED, & "X" (UNSHADED). SEE F.E.M.A. MAP #51161C0134G. (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY CURRENTLY ZONED: R1
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- A DETAILED FLOOD STUDY MAY BE NEEDED AND AN ELEVATION CERTIFICATE MAY BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON TRACT A. FLOOD INSURANCE MAY ALSO BE REQUIRED FOR ANY STRUCTURES BUILT ON TRACT A.

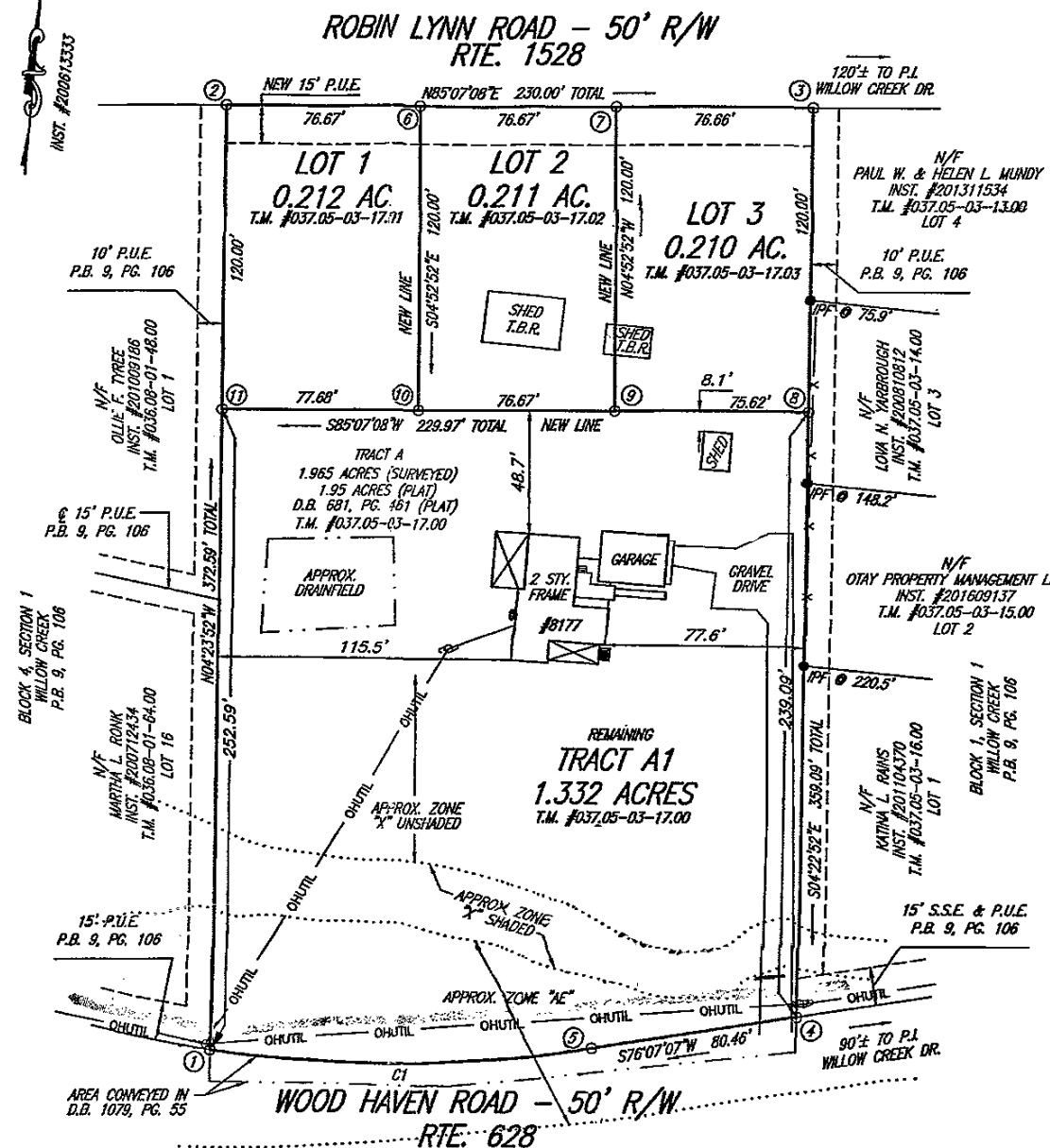


LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

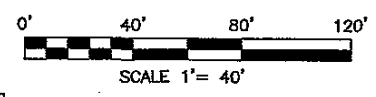
COORDINATE LIST (ASSUMED)

Point	Northing	Easting
1	1096.544	2969.820
2	1468.037	2941.250
3	1487.607	3170.416
4	1129.567	3197.847
5	1110.260	3119.735
6	1474.561	3017.638
7	1481.084	3094.027
8	1367.953	3179.583
9	1361.519	3104.238
10	1354.996	3027.849
11	1348.386	2950.452



CURVE TABLE

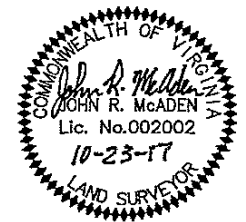
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	496.55'	151.12'	S84°46'21"W	150.54'	17°26'16"



TAX MAP TABLE

LOT	TAX MAP #	PROPOSED PARCEL ID FULL	PROPOSED PROPERTY ID
TRACT A1	T.M. #037.05-03-17.00	T.M. #037.05-03-17.00	
LOT 1	T.M. #037.05-03-17.00	T.M. #037.05-03-17.01	10037956 00002
LOT 2	T.M. #037.05-03-17.00	T.M. #037.05-03-17.02	10037956 00003
LOT 3	T.M. #037.05-03-17.00	T.M. #037.05-03-17.03	10037956 00004

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. MCADEN 002002



RESUBDIVISION PLAT FOR
DORIS D. HOFFMAN
CINDY D. FREDIN
SHOWING RESUBDIVISION OF
TRACT A - D.B. 681, PG. 461
T.M. #037.05-03-17.00-0000
CREATING HEREON
LOT 1 (0.212 ACRES)
LOT 2 (0.211 ACRES)
LOT 3 (0.210 ACRES)
REMAINING TRACT A1 (1.332 ACRES)
8177 WOOD HAVEN ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED OCTOBER 23, 2017
JOB #05170257.HS
SCALE 1" = 40'



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