

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRABO, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED BY CORNERS 1 THRU 6 TO 1. WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 5, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE IN INSTRUMENT #201809228.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCES.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 6TH DAY OF DECEMBER, 2018.

OWNER: FRABO, LLC

BY J. Alexander Boone ITS Manager
(PRINTED NAME) (TITLE)

STATE OF VIRGINIACOUNTY OF ROANOKE

I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID
COUNTY AND STATE DO HEREBY CERTIFY THAT J. ALEXANDER BOONE,
MANAGER (TITLE), FOR FRABO, LLC, OWNER, WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID
COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON
DECEMBER 6, 2018.

MY COMMISSION EXPIRES MARCH 31, 2020 REG. # 7680477

Arlene Skellington
NOTARY PUBLIC

ARLENE SKELLINGTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7680477
COMMISSION EXPIRES MARCH 31, 2020

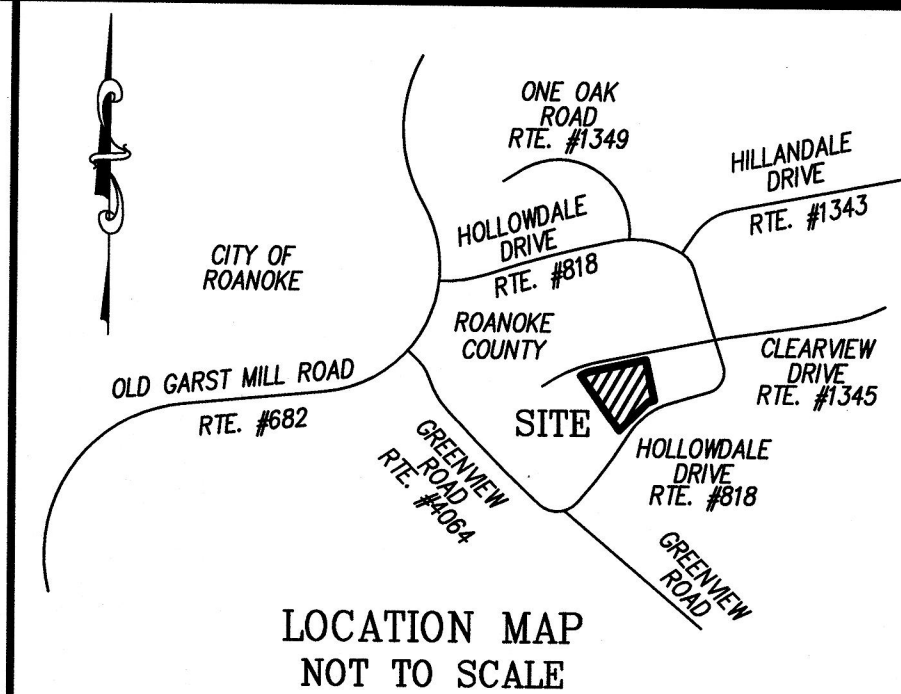
BOUNDARY COORDINATES
VIRGINIA STATE PLANE SOUTH ZONE
ROANOKE 2000 ADJUSTMENT

CORNER	NORTHING	EASTING
1	3616556.97173	11045822.53350
2	3616735.00039	11045705.09826
3	3616738.16112	11045711.96844
4	3616776.54052	11045912.77163
5	3616649.44556	11045937.06322
6	3616642.33870	11045915.56000
1	3616556.97173	11045822.53350

TOTAL AREA LOT 7A1 = 0.6640 AC. (28,925 S.F.)

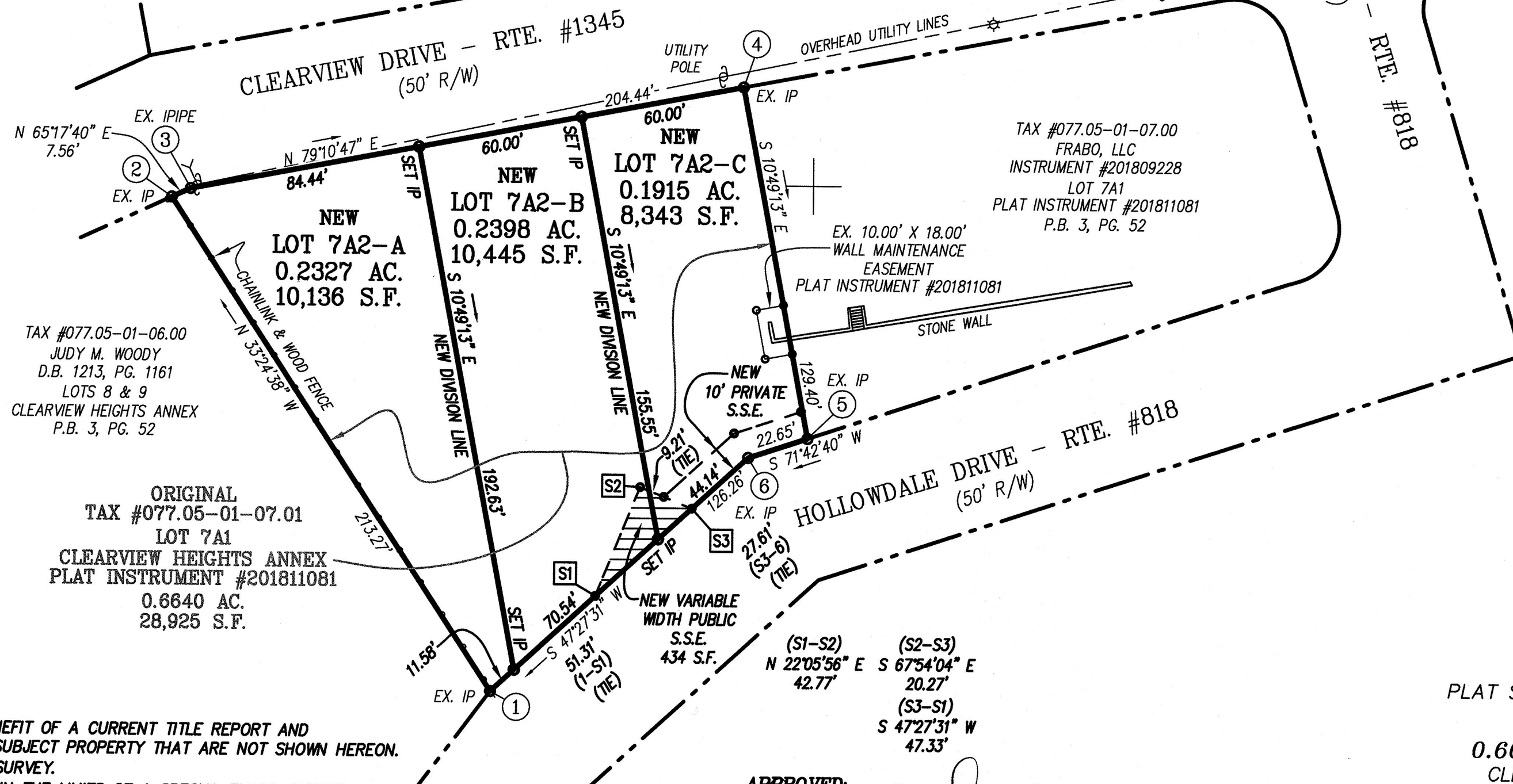
PARCEL IDENTIFICATION TABLE

NEW LOT	OLD TAX MAP NUMBER (OMN)	PROPOSED PARCEL ID FULL (PPIDF)	PROPOSED PROPERTY ID (TPID)
7A2-A	077.05-01-07.01	077.05-01-07.01	
7A2-B	077.05-01-07.01	077.05-01-07.02	10119361 00002
7A2-C	077.05-01-07.01	077.05-01-07.03	10119361 00003



LEGEND

AC.	ACRES
EX.	EXISTING
IP	IRON PIN
IPIPE	IRON PIPE
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET



APPROVED:

Steven A. McGraw
AGENT, ROANOKE COUNTY PLANNING COMMISSION

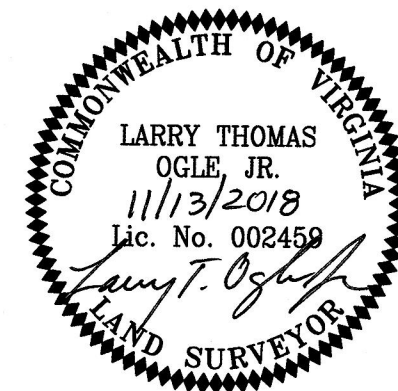
4/3/19
DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON APR 04 2019, 2018, AT 10:57 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Boris M. Luerns
DEPUTY CLERK

PLAT SHOWING RE-SUBDIVISION OF
LOT 7A2

0.6640 AC. (28,925 S.F.)

CLEARVIEW HEIGHTS ANNEX

PLAT INSTRUMENT #201811081

PROPERTY OF

FRABO, LLC

INSTRUMENT #201809228

CREATING HEREON NEW

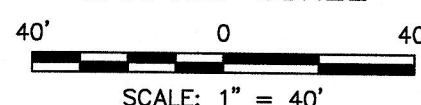
LOT 7A2-A (0.2327 AC.),
LOT 7A2-B (0.2398 AC.) &
LOT 7A2-C (0.1915 AC.)

SITUATED ALONG CLEARVIEW & HOLLOWDALE DRIVE
WINDOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NOTES:

- 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- 2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 3) THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP #51161C0232G, DATED: SEPTEMBER 28, 2007. "X" (UN-SHADED).
- 4) 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 THE SUBDIVISION.
- 5) 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.
- 6) THIS PLAT RE-SUBDIVIDES ORIGINAL TAX #077.05-01-07.01, LOT 7A2 (PLAT INSTRUMENT #201811081).
- 7) PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
- 8) LEGAL REFERENCE: TAX #077.05-01-07.01, FRABO, LLC, INSTRUMENT #201809228, LOT 7A2 - PLAT INSTRUMENT #201811081.

GRAPHIC SCALE



PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: November 13, 2018
COMM. NO.: 2018-171
SCALE: 1" = 40'

SHEET 1 OF 1