

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT M & F HOMES, LLC 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 #201903806.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC WATERLINE RIGHTS AND PUBLIC WATERLINE EASEMENTS AND ALL PUBLIC SANITARY SEWER LINE RIGHTS AND PUBLIC SANITARY SEWER EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC UTILITY EASEMENTS.

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:

M & F HOMES, LLC

BY: Tracy Lynn Mulholland MEMBER
TS:

STATE OF VIRGINIA

City of Roanoke

I, Tracy Lynn Mulholland, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Franklin K. Raders, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF May, 2019.

Tracy Lynn Mulholland REG. # 779974
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/22



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: John J. Munn
AGENT, ROANOKE COUNTY PLANNING COMMISSION

5-9-19
DATE

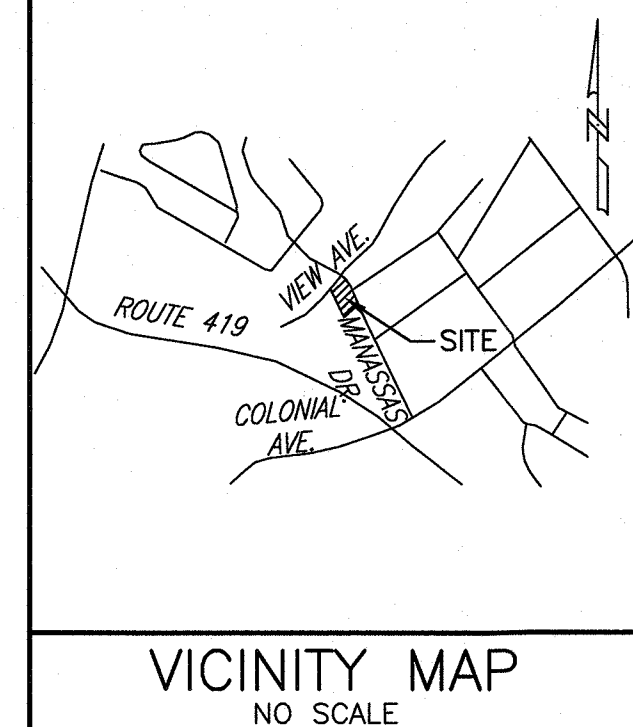
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 9:30 O'CLOCK A.M. ON THIS 9th DAY OF MAY, 2019, IN INSTRUMENT No.

201903931
TESTE: STEVEN A. MCGRAW, Clerk
CLERK

Bryan M. Guerrant
DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: M & F HOMES, LLC
- LEGAL REFERENCE: INST. #201903806
- OLD TAX MAP NUMBER: 077.17-01-08.00-0000
- 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 ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0232G. (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY CURRENTLY ZONED: R1 LOW DENSITY RESIDENTIAL
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES ARE TO BE RAZED.



LEGEND

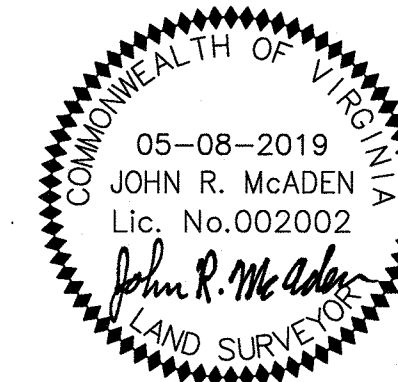
- ⊗ - 18" HARDWOOD AT CORNER
- - IRON PIN FOUND
- - IRON PIN SET
- ⊙ - SEWER MAINTENANCE HOLE
- - U/G SEWER LINE
- P.S.S.E. - PUBLIC SANITARY SEWER EASEMENT
- PR.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT

COORDINATE LIST(ASSUMED)		
Point	Northing	Easting
1	-4430.361	2026.597
2	-4592.452	2104.200
3	-4681.748	2012.801
4	-4491.056	1921.505
5	-4424.273	1976.355

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



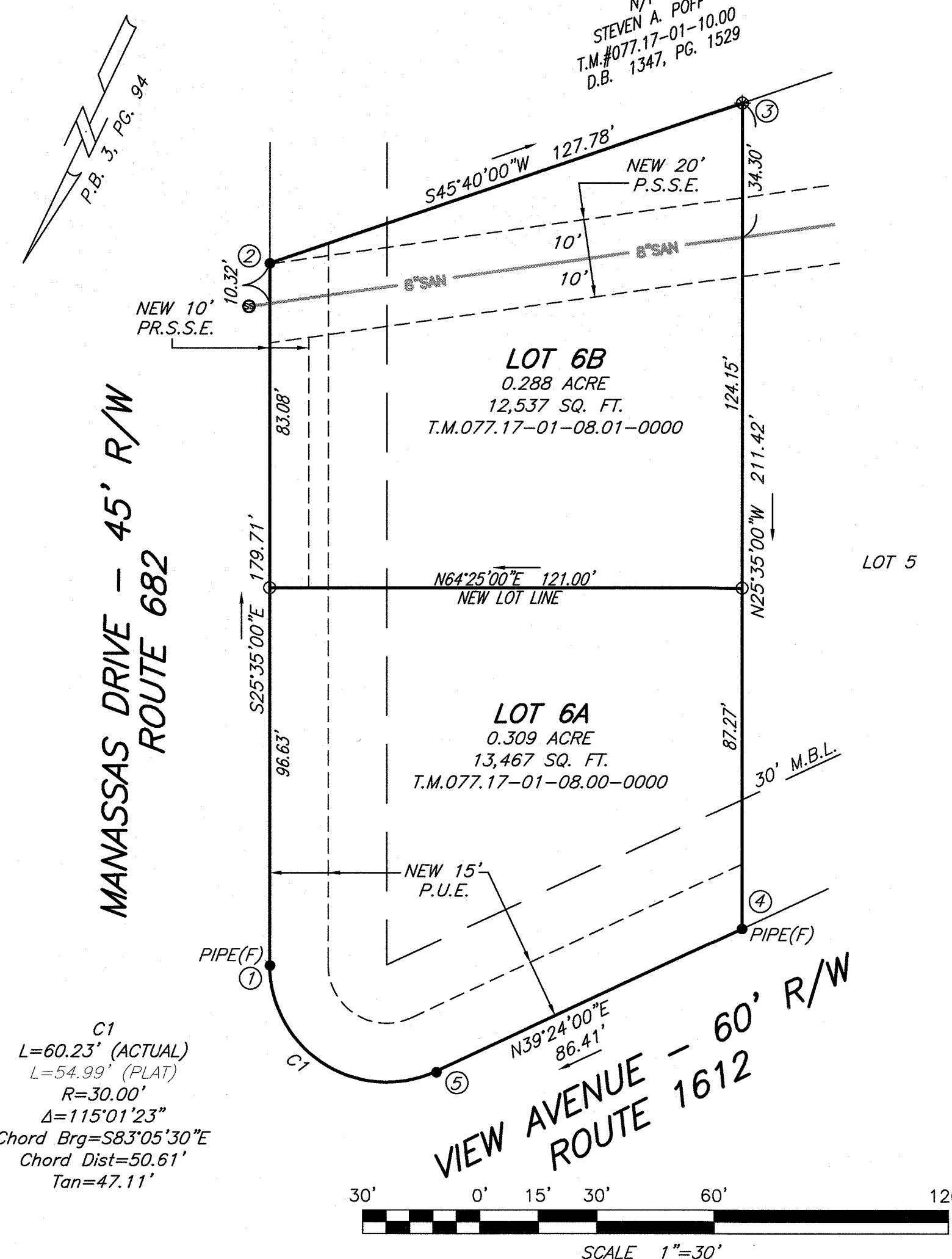
RESUBDIVISION PLAT FOR
M & F HOMES, LLC
BEING THE RESUBDIVISION OF
LOT 6, BLOCK 2, AS SHOWN ON
OAK VIEW COURT
PLAT BOOK 3, PAGE 94
CREATING HEREON
LOT 6A (0.309 ACRE) &
LOT 6B (0.288 ACRE)
SITUATED ON MANASSAS DRIVE AND VIEW AVENUE
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED 03-27-2019
JOB #05190088.HS
SCALE: 1" = 30'
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

DRN: DSH
CHK: JRM

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.



TAX MAP TABLE			
LOT	OLD TAX MAP # (OMN)	PROPOSED PARCEL ID FULL	PROPOSED PROPERTY ID
6A	077.17-01-08.00-0000	077.17-01-08.00-0000	
6B	077.17-01-08.00-0000	077.17-01-08.01-0000	10119826 00002