

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AUSTIN FAMILY INVESTMENTS LLC. IS THE OWNER OF A 0.990 ACRE TRACT AND A 58.47 ACRE TRACT, BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED 6 DECEMBER, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT #201315651.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR 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 SIGNATURES AND SEALS OF SAID OWNERS:

Samuel P. Austin 5-20-2019
DATE

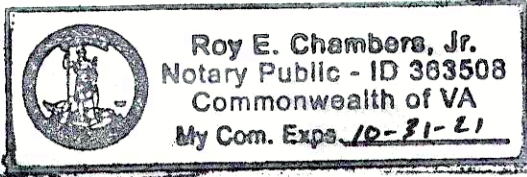
SAMUEL P. AUSTIN MEMBER
AUSTIN FAMILY INVESTMENTS, LLC
INSTRUMENT #201315651

STATE OF VIRGINIA
CITY OF ROANOKE
TO WIT:

I, ROY E. CHAMBERS, JR., A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

SAMUEL P. AUSTIN, WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
20 DAY OF MAY, 2019.

RECEIVED
NOTARY PUBLIC, DATE & SEAL
REGISTRATION #: 363508



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-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C02266, 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.

APPROVED:

John J. Murphy 5-21-19
SUBDIVISION AGENT FOR DATE
ROANOKE COUNTY PLANNING COMMISSION

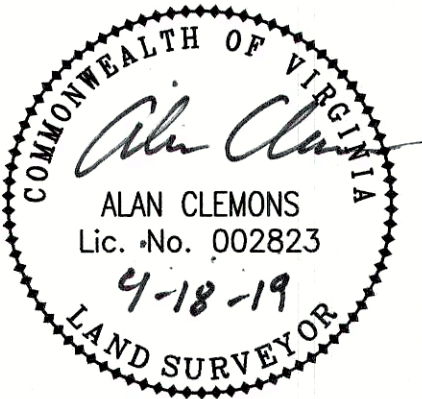
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT
2:13 O'CLOCK P.M. ON THIS 21ST DAY OF
MAY, 2019.

TESTE: STEVEN A. McGRAW
CLERK

BY: Barbara Cuernan
DEPUTY CLERK



LOCATION MAP BY ROANOKE COUNTY GIS NO SCALE



THIS PLAT IS BASED ON A CURRENT, PARTIAL FIELD SURVEY. AUSTIN FAMILY INVESTMENTS LLC. IS THE OWNER OF RECORD, SEE INSTRUMENT #201315651.

PLAT OF RESUBDIVISION AND COMBINATION FOR
AUSTIN FAMILY INVESTMENTS LLC.

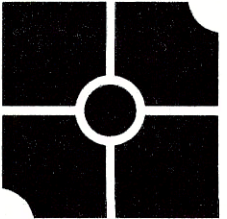
SHOWING SUBDIVISION OF TAX #065.00-02-23.00 (58.47 ACRES FROM RECORDS) & TAX #065.00-02-23.01 (0.990 ACRES)

SITUATE ON VA. SEC. RTE. 639
HARBORWOOD ROAD
CREATING HEREON LOT E-1 (57.46 ACRES)
AND LOT E-2 (2.000 ACRES).
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SCALE: 1"=150'

TAX #: 065.00-02-23.00 &
065.00-02-23.01
DRAWN: BDR
CALC.: SMB, MAC

SHEET 1 OF 2

DATE: 18 APRIL, 2019
N.B.: RAW DATA
W.O.: 19-0051:01



parker
DESIGN GROUP

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