

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KIRK AVENUE PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 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 #200402196.

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 EASEMENTS.

THAT PARSELL & ZEIGLER DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 7 THRU 11 TO 7, INCLUSIVE AND IS A PORTION 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 DEED BOOK 1715, PAGE 1165.

THAT KIRK AVENUE PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 12 THRU 22 TO 12, 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 #200402198.

THAT KIRK AVENUE PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 23 TO 24 TO 11 TO 10 TO 23, 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 #200410592.

THE ABOVE DESCRIBED OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 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 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:

KIRK AVENUE PROPERTIES, LLC  
BY: T. E. Parsell ITS: Managing Member

PARSELL & ZEIGLER DEVELOPMENT CORPORATION  
BY: T. E. Parsell ITS: President

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Cecilia Holmes, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Terry E. Parsell, Managing Member of Kirk Ave. Properties, LLC, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 15th DAY OF March, 2005.

Cecilia Holmes  
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-07

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Cecilia Holmes, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Terry E. Parsell, President of Parsell & Zeigler Development Corp., WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 15th DAY OF March, 2005.

Cecilia Holmes  
NOTARY PUBLIC

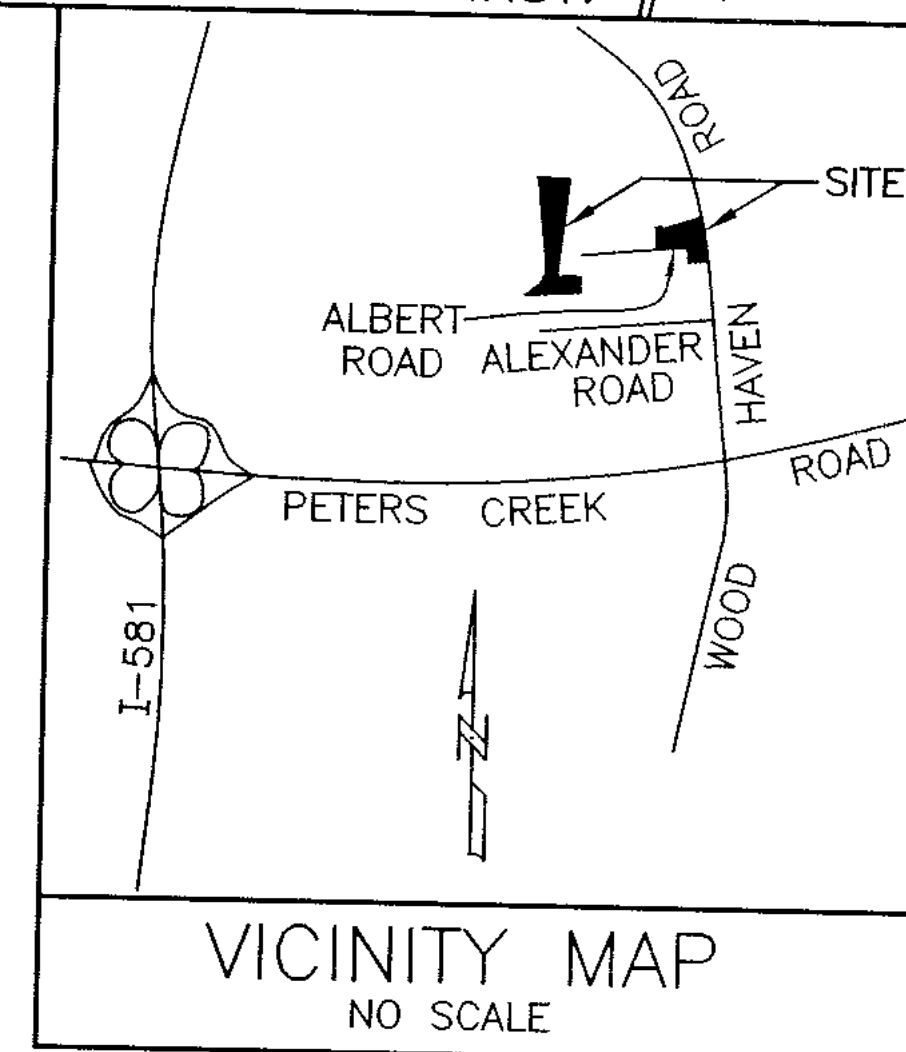
MY COMMISSION EXPIRES 12-31-07

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 9:02 O'CLOCK A.M. ON  
THIS 13 DAY OF April, 2005, IN PLAT BOOK 29,  
PAGE 14.

TESTE: STEVEN A. MCGRAW Robert Lane  
CLERK DEPUTY CLERK

NOTES:

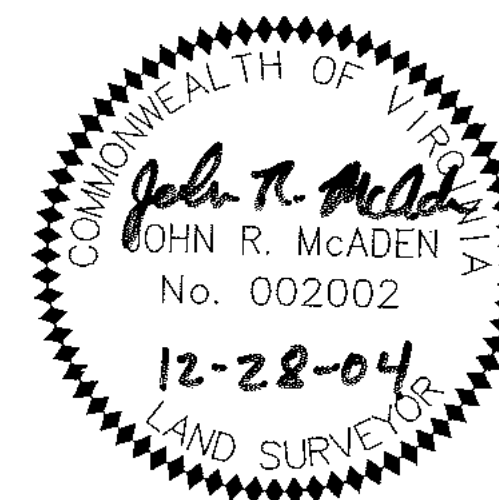
1. OWNER OF RECORD: KIRK AVENUE PROPERTIES, LLC  
INSTRUMENT #200402196  
PLAT BOOK 27, PAGE 57  
TAX MAP #26.20-6-36  
ZONED R-2
2. OWNER OF RECORD: PARSELL & ZEIGLER DEVELOPMENT CORPORATION  
DEED BOOK 1715, PAGE 1165  
PLAT BOOK 25, PAGE 65  
TAX MAP #26.20-7-1 & 26.20-7-2  
ZONED R-2
3. OWNER OF RECORD: KIRK AVENUE PROPERTIES, LLC  
INSTRUMENT #200402198  
TAX MAP #37.07-1-1 & 26.19-1-26  
ZONED R-1
4. OWNER OF RECORD: KIRK AVENUE PROPERTIES, LLC  
INSTRUMENT #200410592  
TAX MAP #26.20-7-3  
ZONED R-2
5. LOTS 1, 2 & 3 OF LINNMEAD SECTION III ARE FORMERLY LOTS 1, 2, & 3 OF  
"LINNMEAD", PLAT BOOK 25, PAGE 65.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE  
MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
7. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED).  
SEE F.E.M.A. MAP #51161C0024 D. (EFFECTIVE DATE: 10/15/93)
8. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
9. THE HOMEOWNERS ASSOCIATION OF LOTS 1 THRU 3 OF "SECTION III" SHALL SHARE  
MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN ON  
THE PLAT OF "LINNMEAD" SECTION 1 (PLAT BOOK 25, PAGE 65), WITH LINNMEAD  
HOMEOWNER'S ASSOCIATION AS DETAILED IN INSTRUMENT #200218712.
10. THE HOMEOWNERS ASSOCIATION OF LOTS 4 THRU 9 OF "SECTION III" SHALL SHARE  
MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN ON  
THE PLAT OF "LINNMEAD" SECTION 2 (PLAT BOOK 27, PAGE 169), WITH LINNMEAD  
HOMEOWNER'S ASSOCIATION AS DETAILED IN INSTRUMENT #200415470.
11. UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST		
CORNER	NORTHING	EASTING
1	930.4235	1379.3146
2	715.8553	1080.1638
3	826.4422	1000.7226
4	842.2661	1013.8183
5	834.1281	1025.2556
6	1027.4427	1185.2411
7	894.5142	1415.0476
8	896.6775	1440.5612
9	828.4970	1580.6260
10	724.0993	1435.0749
11	846.1097	1347.5621
12	290.6121	879.5570
13	317.1418	897.0539
14	369.7657	913.1482
15	428.3904	915.6964
16	481.5288	900.3141
17	518.4032	878.8431
18	882.8103	592.1385
19	1004.5293	746.4767
20	406.2058	964.0232
21	475.3000	1067.6996
22	415.4069	1112.0658
23	689.1292	1386.3196
24	811.1395	1298.8067
1	930.4235	1379.3146

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

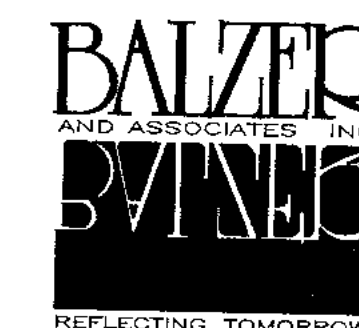


APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS  
FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY  
SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH  
RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE  
TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED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

APPROVED: Cecilia Soder  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

4/12/05  
DATE

PLAT OF SURVEY  
SHOWING A ZERO  
LOT LINE SUBDIVISION  
TO BE KNOWN AS  
LINNMEAD  
SECTIONS III AND IV  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SURVEYED DECEMBER 28, 2004  
JOB #R0400043.00  
SCALE: 1" = 40'



SHEET 1 OF 2  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018