

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT ALBIN OPPORTUNITIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6 TO 1 INCLUSIVE, CONTAINING A TOTAL OF 0.454 ACRE, BEING KNOWN AS LOT 23, SECTION 3, ROCKYDALE HEIGHTS, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 1, PAGE 181, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY LEWIS RIBBLE BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 040011642.
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE PROPERTY OF ITS 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 CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.
WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Michael R. Kyriak 3/9/05
MEMBER OF ALBIN OPPORTUNITIES, L.L.C., OWNER DATE
INST. NO. 040011642

STATE OF VIRGINIA
County of Roanoke TO WIT:
I, Rose Lee Nichols, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
MEMBER OF ALBIN OPPORTUNITIES, L.L.C., A VIRGINIA LIMITED LIABILITY
COMPANY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME
IN MY AFORESAID JURISDICTION ON THIS 9th DAY OF MARCH
2005.

MY COMMISSION EXPIRES:

9-30-06

Rose Lee Nichols
NOTARY PUBLIC

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" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0028 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. 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 AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:00 O'CLOCK P.M. ON THIS 1 DAY OF April, 2005.

TESTE: BRENDA S. HAMILTON
CLERK

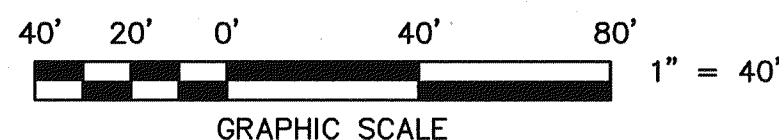
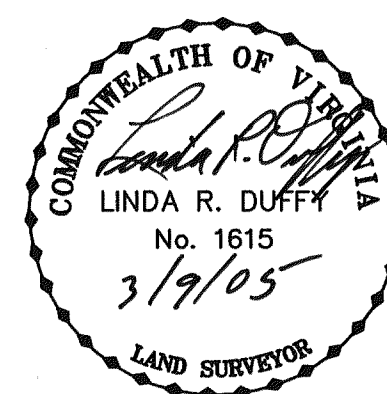
BY: John S. Callaway
DEPUTY CLERK

APPROVED:

R. Brian Townsend 3/10/05
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

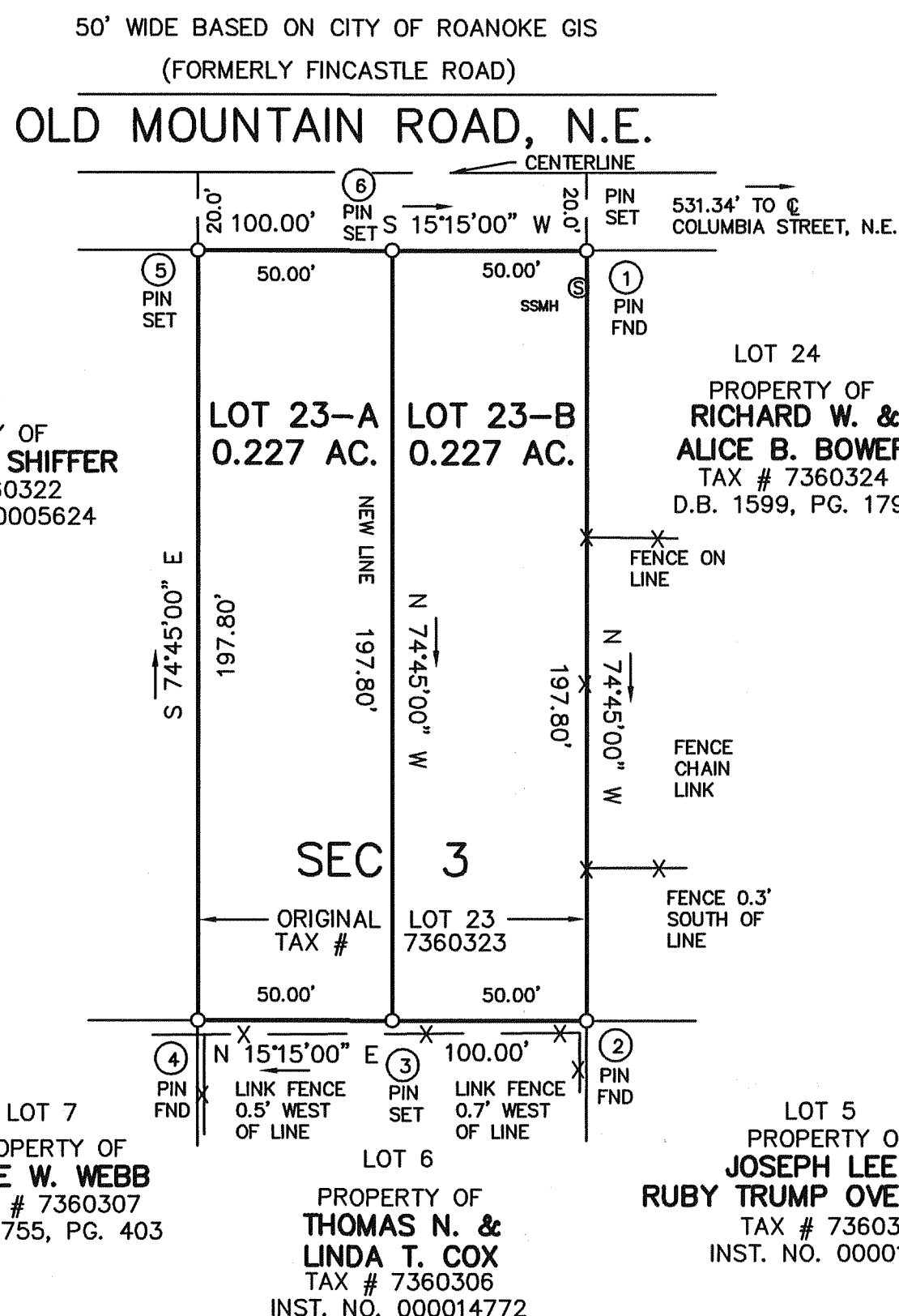
Thompson 3-10-05
CITY ENGINEER - CITY OF
ROANOKE

THIS RESUBDIVISION IS BASED ON A
CURRENT FIELD SURVEY. ALBIN
OPPORTUNITIES, L.L.C. IS THE OWNER OF
RECORD, SEE INST. NO. 040011642.

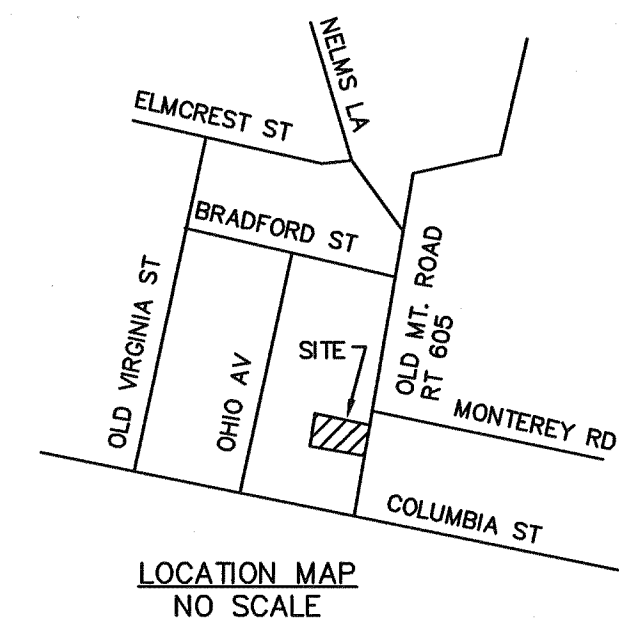


LEGEND:

CL= CENTERLINE
SSMH= SANITARY SEWER
⊙= MANHOLE
-X- = EXISTING FENCE



M.B. 1, PG. 2863



COORDINATES

CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	3052.03	2809.17
3	3100.27	2822.32
4	3148.51	2835.47
5	3096.48	3026.30
6	3048.24	3013.15
1	3000.00	3000.00

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

PLAT OF SURVEY FOR

ALBIN OPPORTUNITIES, L.L.C.

SHOWING THE RESUBDIVISION OF LOT 23 (0.454 ACRE), SECTION 3,
ROCKYDALE HEIGHTS
P.B. 1, PG. 181
CREATING HEREON LOT "23-A" (0.227 ACRE) AND
LOT "23-B" (0.227 ACRE)
SITUATE ON OLD MOUNTAIN ROAD, N.E.
ROANOKE, VIRGINIA

TAX # 7360323
DRAWN: Z/LRD/20
CALC: LRD
N.B. RC-5

SCALE: 1" = 40'
DATE: SEPT. 10, 2004
W.O. 04-0637
REV: MARCH 9, 2005



TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153
540-387-1153

M.B. 1, PG. 2863