

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GREG A. ROSENDAHL & JANICE E. KASTLER ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 4 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1755, PAGE 1854.

THAT LEE ANN CARNEY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 4 TO 5 TO 6 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NO. 040006737.

THE PLATTING OF THE LAND SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

GREG A. ROSENDAHL

JANICE E. KASTLER

LEE ANN CARNEY

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

[Signature], A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE, DO HEREBY CERTIFY THAT *[Signature]*
WHOSE NAME IS SIGNED TO THE FOREGOING
INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 14th DAY OF July, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

January 21, 2008

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

[Signature], A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE, DO HEREBY CERTIFY THAT *[Signature]*
WHOSE NAME IS SIGNED TO THE FOREGOING
INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 14th DAY OF July, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

January 3, 2008

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

[Signature], A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE, DO HEREBY CERTIFY THAT *[Signature]*
WHOSE NAME IS SIGNED TO THE FOREGOING
INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 14th DAY OF July, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

January 3, 2008

CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

AGENT FOR THE CITY OF ROANOKE, VIRGINIA PLANNING COMMISSION DATE

CLERK'S STATEMENT:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS
MAP WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGMENT
THERE TO ANNEXED TO RECORD AT 10:10 HOURS A.M. ON THIS THE
15th DAY OF July, 2005 AND RECORDED IN MAP BOOK 1
PAGE 2908

BRENDA S. HAMILTON, CLERK

BY: BRENDA S. HAMILTON, CITY CLERK

DEPUTY CLERK

THIS PLAT HAS BEEN PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT AND DOES
NOT NECESSARILY INDICATE ALL ENCUMBRANCES
ON THE PROPERTY.

PROPERTY ZONED "RM-1"

I HEREBY CERTIFY THAT THIS PLAT IS FROM A
CURRENT FIELD SURVEY AND IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

RONALD R. CLARK, L.S.

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.

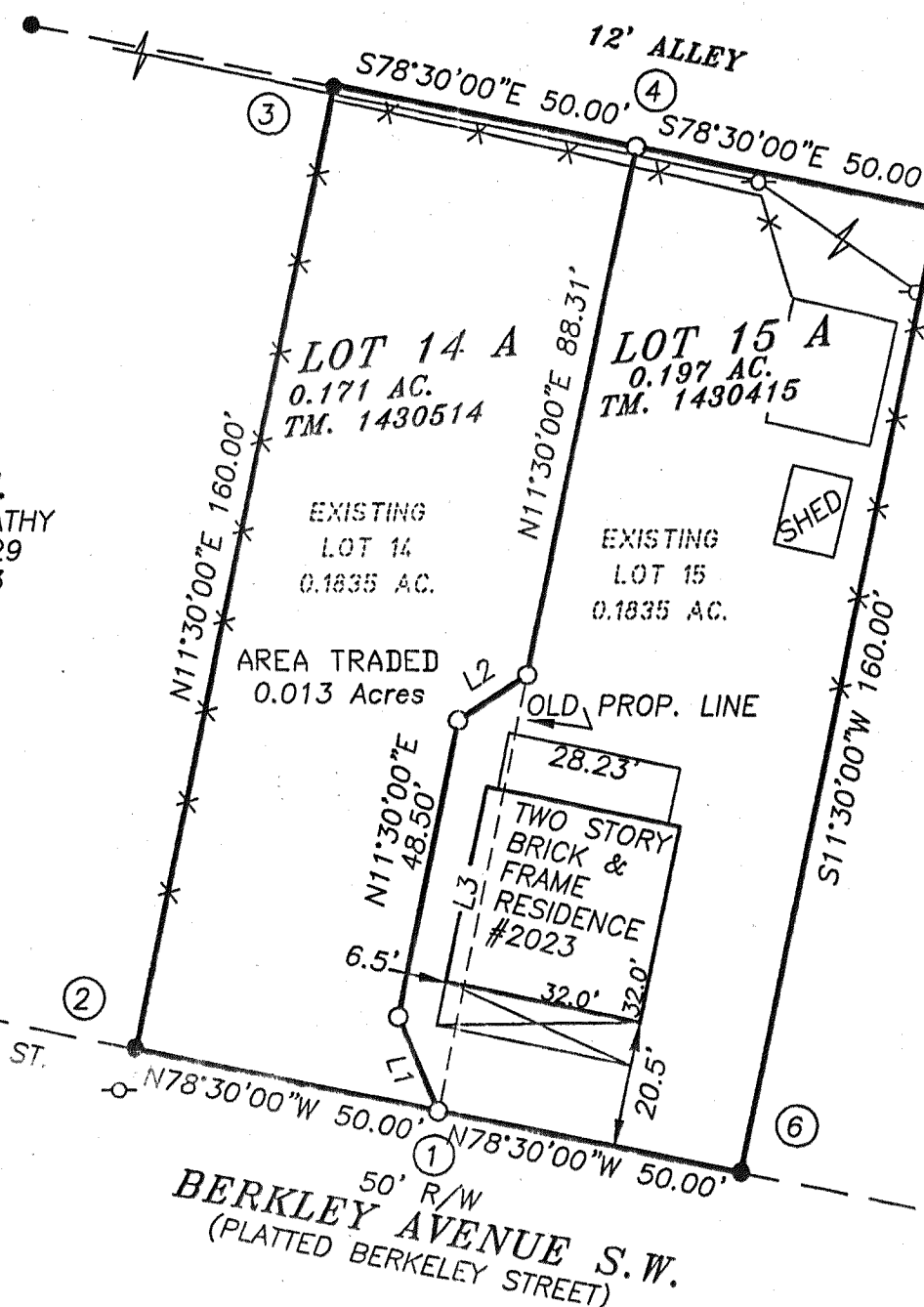
THIS PROPERTY DOES NOT LIE WITHIN
THE LIMITS OF A 100-YEAR FLOOD
BOUNDARY AS DESIGNATED BY CURRENT
F.E.M.A. MAPS, MAP 51161C0044 D
DATED OCT. 15, 1993.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY LINE
- () PLATTED CALLS
- POWER POLE

PB. 1, PG. 131

LOT 13
0.184 AC.
DARRYN J. DORATHY
DB. 1708/1529
TM. 1430513



LOT 16
FITZGERALD C. HUGHES
DB. 1454/1340
TM. 1430516

LOCATION MAP
(NOT TO SCALE)

COORDINATE LIST

| | | |
|---|------------|----------|
| 1 | = 400.0000 | 800.0000 |
| 2 | = 409.9684 | 751.0038 |
| 3 | = 566.7563 | 782.9026 |
| 4 | = 556.7880 | 831.8989 |
| 5 | = 546.8196 | 880.8951 |
| 6 | = 390.0316 | 848.9962 |
| 1 | = 400.0000 | 800.0000 |

0 30
Scale 1"=30ft

PLAT OF SURVEY FOR
LEE ANN CARNEY, GREG ROSENDAHL, & JANICE KASTLER
RESUBDIVIDING LOT 14 (0.1835 ACRES) AND
LOT 15, (0.1835 ACRES)
BLOCK 3, SECTION 4, MAP OF VIRGINIA HEIGHTS
CREATING HEREON LOT 14A (0.171 ACRES)
AND LOT 15A (0.197 ACRES)
LOCATED ON BERKLEY AVENUE S.W.
CITY OF ROANOKE, VIRGINIA
SCALE: 1" = 30'



PREPARED BY:
CLARK SURVEYING
P.O. BOX 5575
ROANOKE, VIRGINIA
PHONE: (540) 362-1002

NOTES:

TAX # 1430514 LOT 14 (0.1835 ac.)
TAX # 1430415 LOT 15 (0.1835 ac.)
SOURCE OF TITLE: DB. 1755/1854
& INST. 040006737
NO TITLE REPORT FURNISHED

JOB # 05077
DATE MAY 13, 2005
DISK 183

