M.B. 1 PAGE 2913

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MARY JEAN R. LEVIN IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 15 TO 18 TO 19 TO 1, INCLUSIVE AND REPRESENTS ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA REFERENCED BY INSTRUMENT NUMBER 000000826 (TWO PARCELS).

THAT G. JOHN & MARY JEAN R. LEVIN ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 10 TO 12 THROUGH 14 TO 10, INCLUSIVE AND REPRESENTS ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY VIRTUE OF DEED RECORDED IN THE AFOREMENTIONED CLERKS OFFICE IN DEED BOOK 1622 PAGE 1643.

THAT THOMAS W. Jr. & ROBIN R. ROBERTS ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 4 THROUGH 8 TO 4, INCLUSIVE AND REPRESENTS ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY VIRTUE OF DEED RECORDED IN THE AFOREMENTIONED CLERKS OFFICE REFERENCED BY INSTRUMENT NUMBER 980011802.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

Mary Jean R. Levin — MARY JEAN R. LEVIN — 8/12/05 DATE

G. John Levin — G. JOHN LEVIN — 15 Aug 2005 DATE

Thomas W. Roberts, Jr. — THOMAS W. ROBERTS, JR. — 8/11/05 DATE

Robin R. Roberts — ROBIN R. ROBERTS — 8/11/05 DATE

CITY/COUNTY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 12th DAY OF Aug, 2005 BY MARY JEAN R. LEVIN.
NOTARY PUBLIC — MY COMMISSION EXPIRES March 31, 2008

CITY/COUNTY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 15th DAY OF August, 2005 BY G. JOHN LEVIN.
NOTARY PUBLIC — MY COMMISSION EXPIRES 11/30/2007

CITY/COUNTY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 11th DAY OF August, 2005 BY THOMAS W. ROBERTS, JR.
NOTARY PUBLIC — MY COMMISSION EXPIRES 12/31/2007

CITY/COUNTY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 11th DAY OF August, 2005 BY ROBIN R. ROBERTS.
NOTARY PUBLIC — MY COMMISSION EXPIRES 12/31/2007

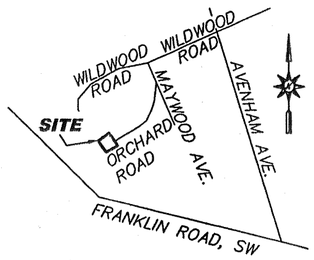
APPROVED:

CITY OF ROANOKE, VIRGINIA — DATE 8/19/05

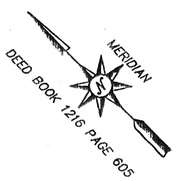
AGENT CITY OF ROANOKE PLANNING COMMISSION — DATE 8-18-05

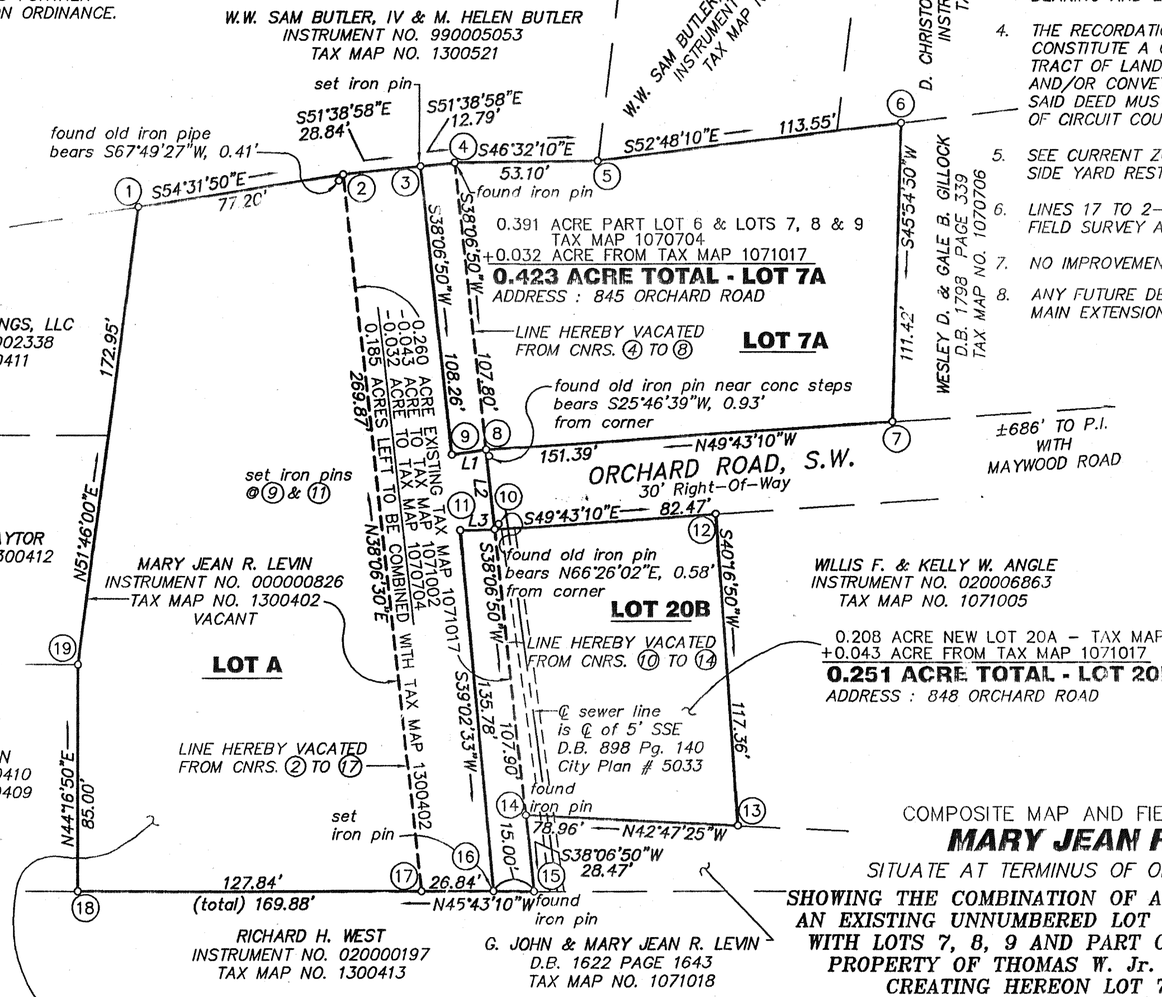
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA
THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT
THERETO ANNEXED IS ADMITTED TO RECORD AT 12:38 O'CLOCK P .M. ON
THIS 22nd DAY OF August, 2005.

TESTE: BRENDA S. HAMILTON, CLERK BY: DEPUTY CLERK



VICINITY MAP
NOT TO SCALE





LINE DATA

L1: N53°43'41"W, 12.80'
L2: N38°06'50"E, 30.02'
L3: N47°21'00"W, 12.76'

LEGEND
CNRS.....Corners
SSE.....Sanitary Sewer Easement

GRAPHIC SCALE
0 40' 80' 120'
SCALE: 1" = 40'

COMMONWEALTH OF VIRGINIA
DAVID A. BESS
No. 002240
5-24-2005
LAND SURVEYOR

NOTES:

1. LEGAL REFERENCE: INSTRUMENT NUMBER 000000826
   TAX MAP NO. 1071017
   CURRENT OWNER: MARY JEAN R. LEVIN

   INSTRUMENT NUMBER 980011802
   TAX MAP NO. 1070704
   CURRENT OWNERS: THOMAS W. ROBERTS, JR.
   ROBIN R. ROBERTS

   DEED BOOK 1622 PAGE 1643
   TAX MAP NO. 1071002
   CURRENT OWNERS: G. JOHN LEVIN
   MARY JEAN R. LEVIN
2. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
3. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE 'X' AS DESIGNATED BY FIRM MAP NO. 51161C0044D BEARING AND EFFECTIVE DATE OF OCTOBER 15, 1993.
4. 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.
5. SEE CURRENT ZONING ORDINANCE FOR SETBACKS AND SIDE YARD RESTRICTIONS.
6. LINES 17 TO 2-4, 8-11 AND 14-17 ARE BASED ON A CURRENT FIELD SURVEY ALL OTHER LINES ARE SHOWN FROM PRIOR SURVEYS.
7. NO IMPROVEMENTS SHOWN FOR CLARITY.
8. ANY FUTURE DEVELOPMENT OF LOT A WILL REQUIRE A WATER MAIN EXTENSION.

COORDINATE TABLE

(ORIGIN ASSUMED)

NO.	NORTHING	EASTING
1	5070.6240	4904.4800
2	5025.8273	4967.3537
3	5007.9364	4989.9689
4	5000.0000	5000.0000
5	4963.4727	5038.5404
6	4894.8248	5128.9897
7	4817.3056	5048.9573
8	4915.1845	4933.4630
9	4922.7558	4923.1454
10	4891.5641	4914.9329
11	4900.2068	4905.5505
12	4838.2447	4977.8483
13	4748.7143	4901.9756
14	4806.6651	4848.3404
15	4784.2713	4830.7626
16	4794.7468	4820.0207
17	4813.4848	4800.8061
18	4902.7372	4709.2837
19	4963.5912	4768.6283
1	5070.6240	4904.4800

COMPOSITE MAP AND FIELD SURVEY FOR

MARY JEAN R. LEVIN

SITUATE AT TERMINUS OF ORCHARD ROAD, S.W.

SHOWING THE COMBINATION OF A 0.032 ACRE PORTION OF AN EXISTING UNNUMBERED LOT - SEMONES SUBDIVISION WITH LOTS 7, 8, 9 AND PART OF LOT 6 REABURN MAP PROPERTY OF THOMAS W. Jr. & ROBIN R. ROBERTS CREATING HEREON LOT 7A - 0.423 ACRE

-AND-

SHOWING THE COMBINATION OF A 0.043 ACRE PORTION OF AN EXISTING UNNUMBERED LOT - SEMONES SUBDIVISION WITH NEW LOT 20A REABURN MAP PROPERTY OF G. JOHN & MARY JEAN R. LEVIN CREATING HEREON LOT 20B - 0.251 ACRE

-AND-

SHOWING THE COMBINATION OF A 0.185 ACRE PORTION OF AN EXISTING UNNUMBERED LOT - SEMONES SUBDIVISION WITH A 0.637 ACRE TRACT FRANKLIN ROAD, SW PROPERTY OF MARY JEAN R. LEVIN CREATING HEREON LOT A - 0.822 ACRE

CITY OF ROANOKE, VIRGINIA
DRAWN: MAY 24, 2005
SCALE: 1" = 40'

ACS DESIGN
Engineering-Planning-Surveying
Construction Management
2203 Peters Creek Road, NW
Roanoke, Virginia 24017
Phone: 540 562 2345
Fax: 540 562 2344
Email: info@acsdesignllc.com
www.acsdesignllc.com

M.B. 1 PAGE _____ | N.B. DC | D-05060