## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT R. KEVIN KARNES & JENNY U. KARNES ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 990006470.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE PLATTED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ÉNTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

R. Kuin Kaines R. KEVIN KARNES (ÖWNER)

STATE OF VIRGINIA COMMONWEALTH AT LARGE

Jessica L. Wash , A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

R. Kevin Karal

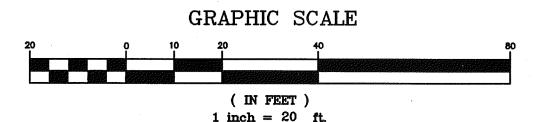
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 1 DAY OF 1000 , 2000

8-31-08 MY COMMISSION EXPIRES \_

STATE OF VIRGINIA COMMONWEALTH AT LARGE

Jessica L. Wash \_, A NOTARY PUBLIC IN 

MY COMMISSION EXPIRES 8-31-68



11.14.05

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:24 O'CLOCK DAY OF NAME 2005, IN MAP BOOK \_\_\_\_\_, PAGE 2934

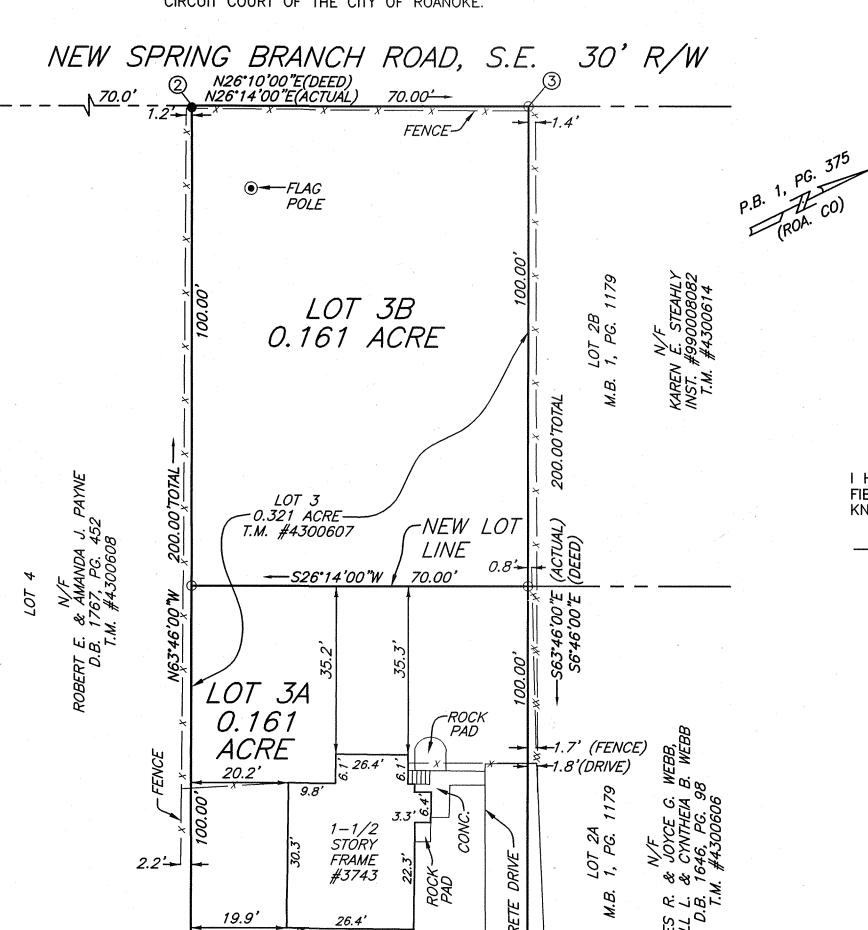
BRENDA S. HAMILTON

CLERK

## NOTES:

- 1. OWNERS OF RECORD: R. KEVIN & JENNY U. KARNES
- 2. LEGAL REFERENCE: INSTRUMENT #990006470
- 3. ORIGINAL TAX MAP NUMBER 4300607
- 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 5. PROPERTY IS CURRENTLY ZONED: RM-1
- 6. UNDERGROUND UTILITY SERVICE LINES.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE 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 FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0066 D (EFFECTIVE DATE: OCT. 15, 1993)

70.00

---S26'14'00"W

MELCHER STREET, S.E.

(PLATTED CENTER ROAD)

**COVERED** 

-260'± TO P.I.

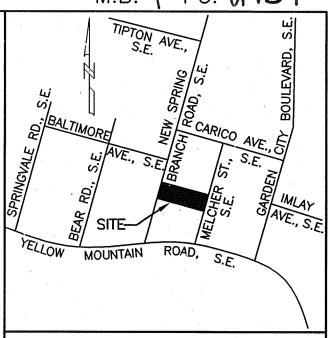
YELLOW MOUNTAIN RD.

.70.0°

0660

(4.5) OTILITY

35' R/W



VICINITY MAP NO SCALE

	LEGEND				
•		IRON	PIN	FOUND	
O'		IRON	PIN	SET	

COORDINATE LIST(ASSUMED)					
CORNER	NORTHING	EASTING			
1	5357.3973	4985.4351			
2 -	5445.8028	4806.0348			
3	5508.5929	4836.9767			
4	5420.1874	5016.3770			
1	5357.3973	4985.4351			

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. Mcada OHN R. MCADEN

002002



PLAT OF SURVEY FOR R. KEVIN KARNES & JENNY U. KARNES BEING THE RESUBDIVISION OF

LOT 3, SECTION 1 "SUBDIVISION PROPERTY OF CARRIE L. MELCHER" PLAT BOOK 1, PAGE 375 (ROA. CO.)

CREATING HEREON LOT 3A (0.161 ACRE) & LOT 3B (0.161 ACRE) SITUATED ON MELCHER STREET, S.E. & NEW SPRINGS BRANCH ROAD, S.E. CITY OF ROANOKE, VIRGINIA SURVEYED OCTOBER 12, 2005 JOB #R0510509.00 SCALE: 1"= 20'



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

PLANNERS