

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MICHAEL D. NESTER AND GLEN K. NESTER ARE THE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 030016110.

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 SECTION 15.2-2204 THRU 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:

Michael D. Nester 12/27/05
MICHAEL D. NESTER DATE
Glen K. Nester 12/27/05
GLEN K. NESTER DATE

NOTES:
1. LEGAL REFERENCE: INSTRUMENT NO. 030016110.
TAX MAP NO. 3060302
CURRENT OWNERS: MICHAEL D. NESTER & GLEN K. NESTER

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 FEMA PANEL NO. 51161C0046D BEARING AN 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. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

STATE OF Virginia

CITY OF Roanoke TO WIT:

I, South W. Kaffer, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT MICHAEL D. NESTER HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 27 DAY OF December, 2005.

South W. Kaffer April 30, 2008
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVED: Thrupp Scurran 5-22-06
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

R. Brian Townsend 5-19-06
AGENT CITY OF ROANOKE PLANNING COMMISSION DATE

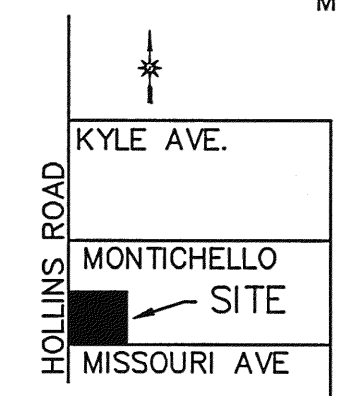
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 8:40 O'CLOCK A.M. ON THIS 24 DAY OF May, 2005.

TESTE: BRENDA S. HAMILTON, CLERK

BY: Amber Brown
DEPUTY CLERK

STATE OF Virginia
CITY OF Roanoke TO WIT:
I, South W. Kaffer, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT GLEN K. NESTER HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 27 DAY OF December, 2005.
South W. Kaffer April 30, 2008
NOTARY PUBLIC MY COMMISSION EXPIRES

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VICINITY MAP
NO SCALE

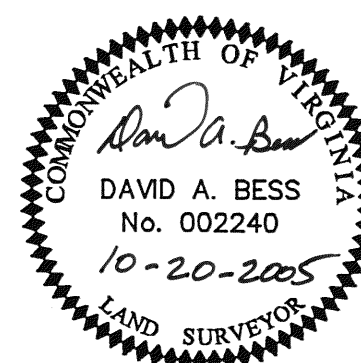
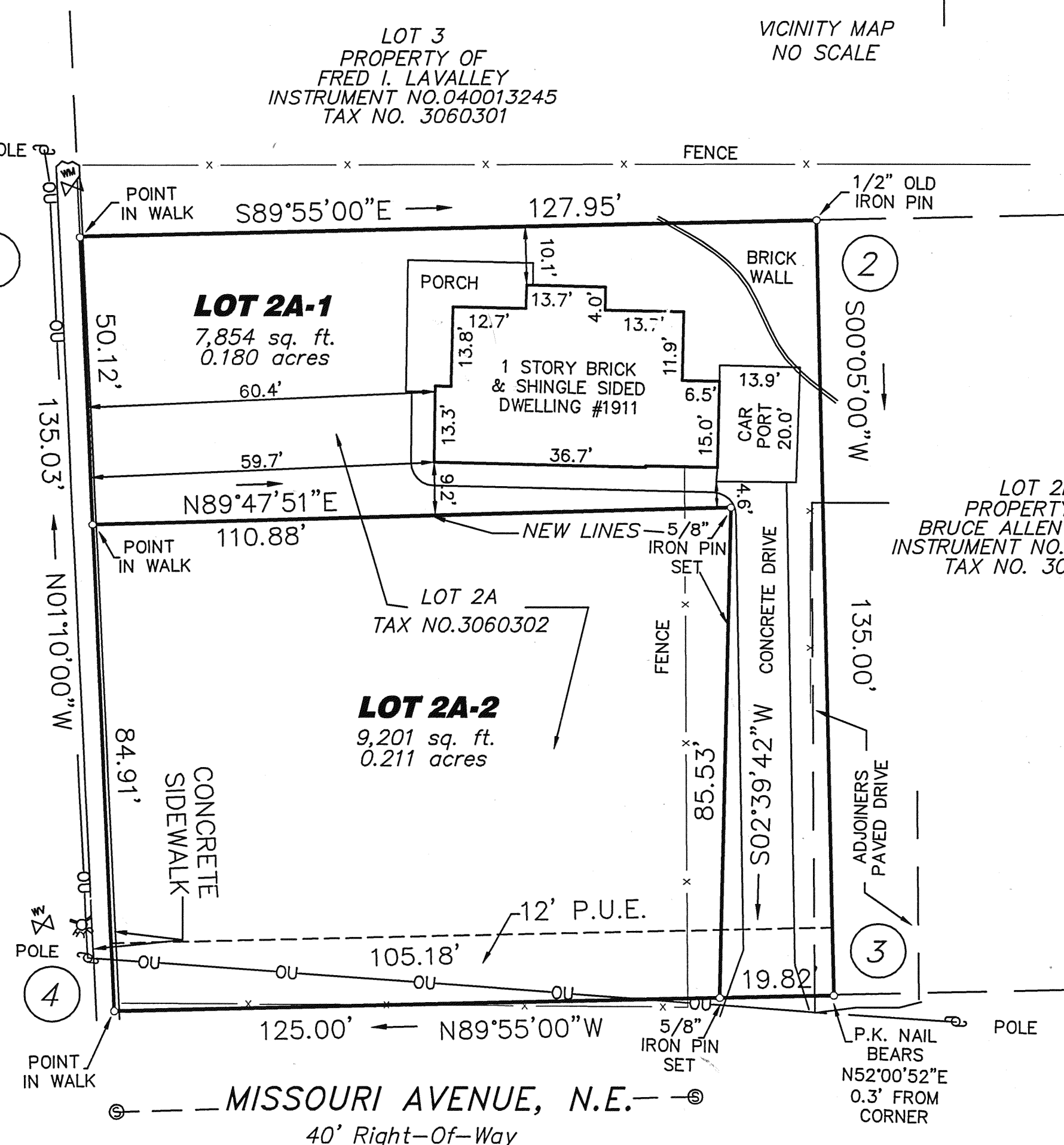
LEGEND

PUE.....Public Utility Easement
OUUtility Lines
xFence Line
oUtility Pole
WMWater Meter
WVWater Valve
SSewer Manhole

BOUNDARY COORDINATES		
POINT	NORTH	EAST
1	4947.4734	1131.0797
2	4947.2873	4559.0296
3	4842.2895	4558.8289
4	4812.4713	4433.8290
1	4947.4734	4431.0797

ORIGIN ASSUMED

HOLLINS ROAD, N.E.
(FORMERLY MAIN STREET)
50' Right-Of-Way



PLAT OF SURVEY MADE FOR
MICHAEL D. NESTER & GLEN K. NESTER
SHOWING THE DIVISION OF LOT 2A (0392), MAP OF SUBDIVISION MADE FOR DAVID L. HILL, JR. & VICTORIA L. HILL CREATING
HEREON LOT 2A-1 (0.180 ACRES) & LOT 2A-2 (0.211 ACRES) SITUATE ON
MISSOURI AVENUE, N.E. AND HOLLINS ROAD, N.E.

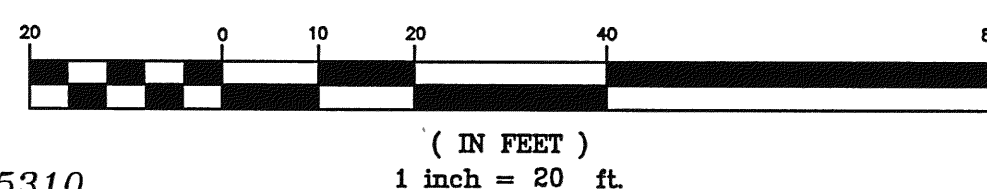
ROANOKE, VIRGINIA
DATED: OCTOBER 20, 2005
SCALE: 1" = 20'

ACS
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Construction Management

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N.B. #131

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