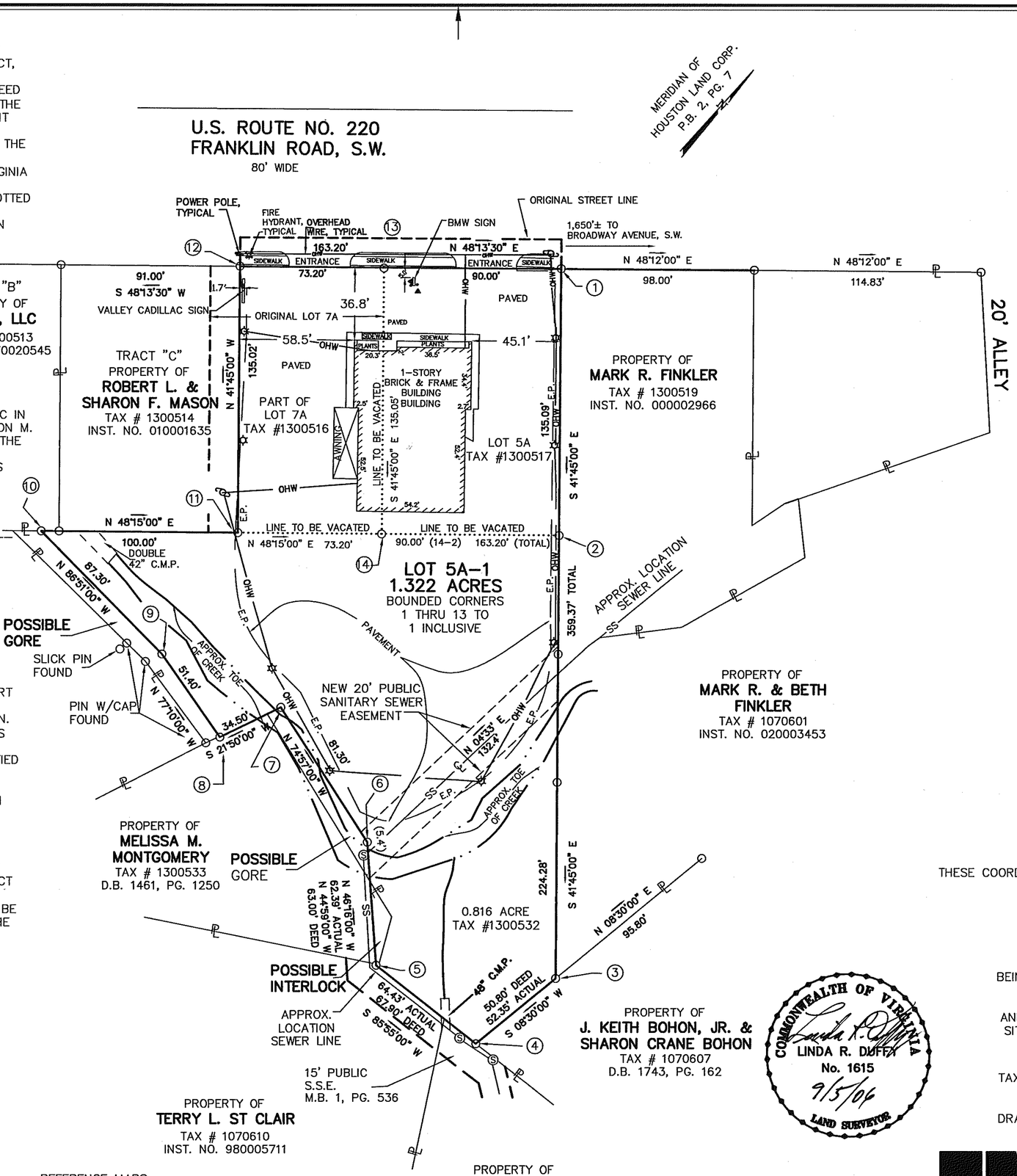
KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT SAMSAM, LLC IS THE OWNER OF LOT 5A, BOUNDED BY CORNERS 1, 2, 14, 13 TO 1 INCLUSIVE, PART OF 7A, BOUNDED BY CORNERS 13, 14, 11, 12 TO 13 INCLUSIVE AND A 0.816 ACRE TRACT, BOUNDED BY CORNERS 2 THRU 10 TO 2 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY ROBERT L. MASON BY DEED DATED MAY 24, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 060008125.
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE PROPERTY OF IT'S 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 SUBDIVISION ORDINANCE AS AMENDED TO DATE, VACATES THE LINES SHOWN DOTTED HEREON AND DEDICATES A 20 FOOT PUBLIC SANITARY SEWER EASEMENT TO THE WESTERN VIRGINIA WATER AUTHORITY AS SHOWN HEREON.
WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

9/07/2006
PRESTON M. COLLINS, JR. — DATE
MEMBER – SAMSAM, LLC
INSTRUMENT NUMBER 060008125

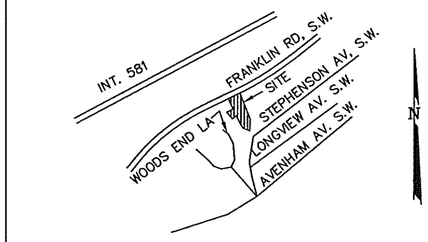
STATE OF VIRGINIA
COUNTY OF ROANOKE
TO WIT:

I, Roy E. Chambers, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PRESTON M. COLLINS, JR., MEMBER, SAMSAM, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7th DAY OF SEPTEMBER, 2006.

MY COMMISSION EXPIRES:
October 31, 2009
NOTARY PUBLIC



M.B. 1, PG. 3041



LOCATION MAP
NO SCALE

LEGEND

W/	= WITH
⅊	= PROPERTY LINE
☼	= LIGHT POLE
℄	= CENTERLINE
APPROX.	= APPROXIMATE
	= POWER POLE
Ⓢ	= SANITARY SEWER MANHOLE
⅊	= PROPERTY LINE
E.P.	= EDGE PAVEMENT
CMP	= CORRUGATED METAL PIPE
OHW	= OVERHEAD WIRES
O	= BOLLARD
S.S.E.	= SANITARY SEWER EASMENT

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. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3–4 FOOT ORANGE METAL ANGLE IRON IS DRIVEN BESIDE CORNER PIN.
4. PROPERTY IS ZONED CG AS OF THE DATE OF THIS PLAT.
5. THE RECORDATION OF THIS PLAT OF RESUBDIVISION 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.

LOT 5A–1

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	4864.91	4998.99
3	4640.64	4997.31
4	4607.46	4956.81
5	4647.21	4906.11
6	4709.44	4901.67
7	4777.80	4857.66
8	4762.69	4826.65
9	4804.80	4797.17
10	4866.88	4735.80
11	4866.13	4835.80
12	5001.15	4836.80
13	5000.39	4910.01
1	5000.00	5000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM

PLAT OF SURVEY FOR

SAMSAM, LLC

BEING A RESUBDIVISION OF LOT 5A (0.279 ACRE), A PORTION OF LOT 7A (0.227 ACRE) AND A 0.816 ACRE TRACT AND CREATING HEREON LOT 5A–1 (1.322 ACRES) SITUATE ON FRANKLIN ROAD – U.S. ROUTE 220 CITY OF ROANOKE, VIRGINIA

TAX # 1300516
1300517
1300532
DRAWN: REC

SCALE: 1" = 40'
DATE: SEPT. 5, 2006
W.O. 06–0352–01
CALC.: REC

APPROVED:
R. Brian Townsend 9-11-06
AGENT – CITY OF ROANOKE PLANNING COMMISSION — DATE
Philip C. Schirn 9.11.06
CITY ENGINEER – CITY OF ROANOKE — DATE

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 3:11 O'CLOCK P.M. ON THIS 11th DAY OF September, 2006.

TESTE: BRENDA S. HAMILTON
CLERK
BY: Laura Bowen
DEPUTY CLERK

REFERENCE MAPS:
1. BOUNDARY SURVEY FOR ROBERT L. MASON BY T.P. PARKER & SON DATED MARCH 9, 2005.

40' 20' 0' 40' 80'
1" = 40'
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
LINDA R. DUFFY
No. 1615
9/5/06
LAND SURVEYOR

THIS SURVEY IS BASED RECORDS. NO FIELD WORK PERFORMED. SAMSAM, LLC IS THE OWNER OF RECORD, SEE INST. NO. 060008125.

parker DESIGN GROUP
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS
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Salem, Virginia 24153
Phone: 540-387-1153
Fax: 540-389-5767
www.parkerdg.com

CLOSED BY REC AUGUST 11, 2006

0651

M.B. 1, PG. 3041