

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THOMAS H. LAMBTON, III AND ALICE L. LAMBTON ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 3 TO 6 TO 1, INCLUSIVE, AND BEING 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 1566, PAGE 1141.

THAT R. EDWARD ST. GEORGE IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 3 THRU 6 TO 3, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 777, PAGE 192 AND IN WILL INSTRUMENT #060000556.

THE SAID OWNERS HEREBY CERTIFIES THAT THE PLAT OF 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 ENTIRELY 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:

Thomas H. Lambdon, III
THOMAS H. LAMBTON, III (OWNER)

Alice L. Lambdon
ALICE L. LAMBTON (OWNER)

R. Edward St. George
R. EDWARD ST. GEORGE (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT THOMAS H. LAMBTON, III WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF October, 2006.

Jessica L. Nash
NOTARY PUBLIC MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ALICE L. LAMBTON, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF October, 2006.

Jessica L. Nash
NOTARY PUBLIC MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT R. EDWARD ST. GEORGE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF October, 2006.

Jessica L. Nash
NOTARY PUBLIC MY COMMISSION EXPIRES 8-31-08

APPROVED: *Thompson C. Scriver*
CITY ENGINEER, CITY OF ROANOKE

10-23-06
DATE

H. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION

10-23-06
DATE

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 9:38 O'CLOCK A.M. ON THIS 24 DAY OF OCTOBER, 2006, IN MAP BOOK 1, PAGE 3058.

TESTE: BRENDA S. HAMILTON
CLERK

Laura B. Biele
DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: THOMAS H. LAMBTON, III
ALICE L. LAMBTON
DEED BOOK 1566, PAGE 1141
TAX MAP #1560510
- OWNERS OF RECORD: R. EDWARD ST. GEORGE
DEED BOOK 777, PAGE 192
WILL INSTRUMENT #060000556
TAX MAP #1560512
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTIES ARE CURRENTLY ZONED: R-5
- UNDERGROUND UTILITY SERVICE LINES.

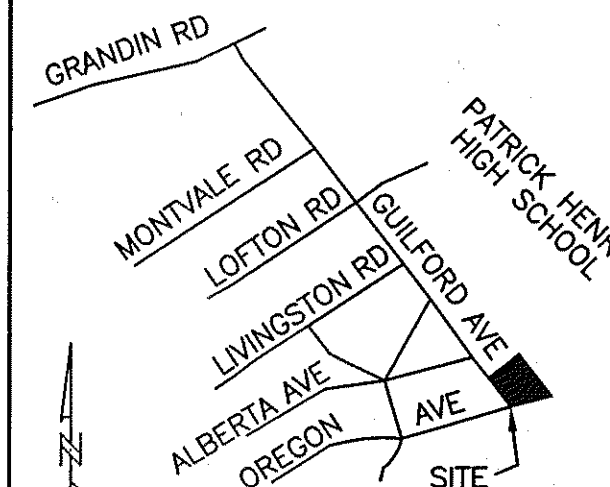
THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

COORDINATE LIST (ASSUMED)

CORNER	NORTHING	EASTING
1	7038.2862	7888.8852
2	7129.4740	8023.9918
3	7088.0302	8051.9635
4	6953.8022	8142.5582
5	6909.2725	7975.9609
6	6996.8425	7916.8569
1	7038.2862	7888.8852

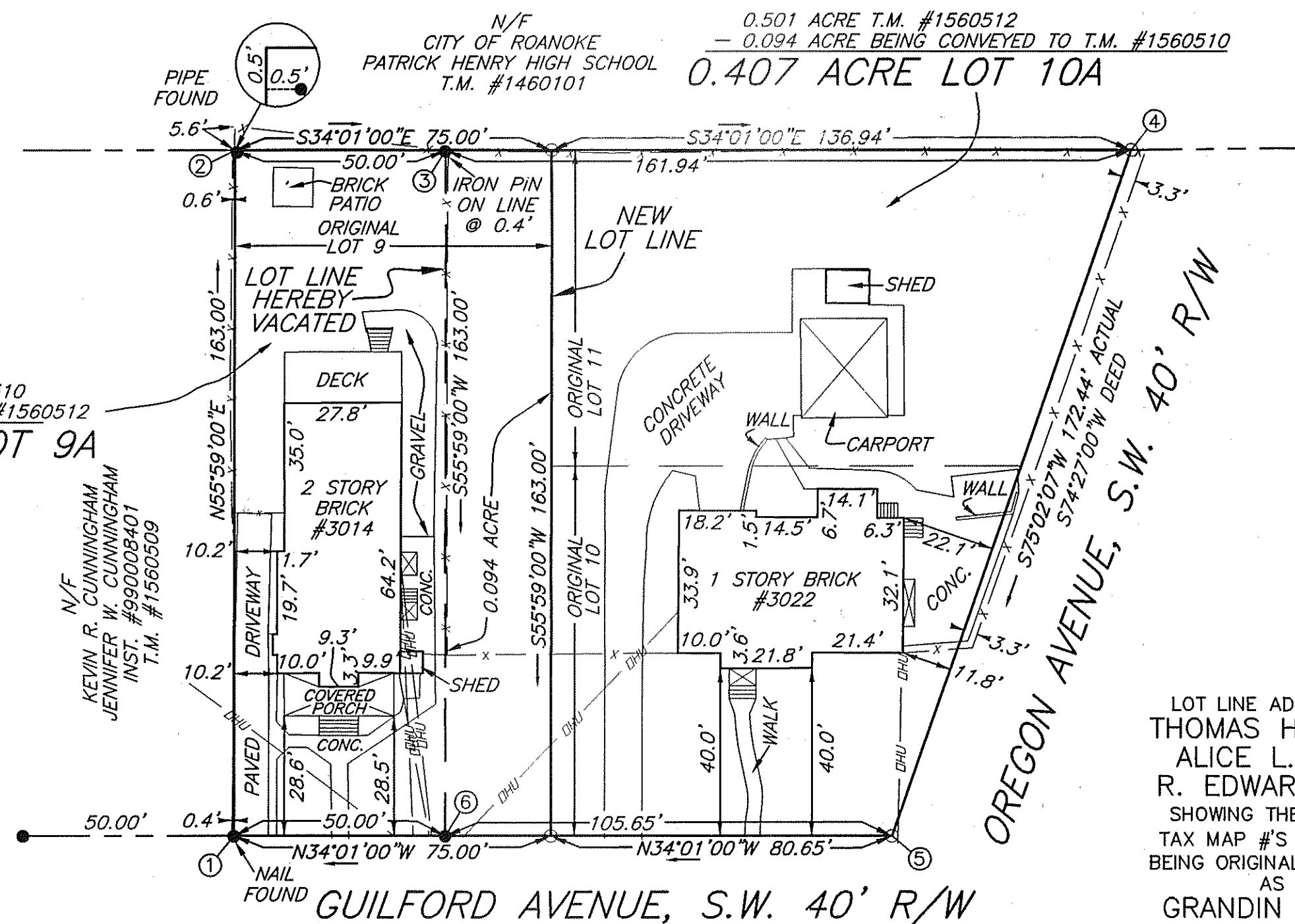
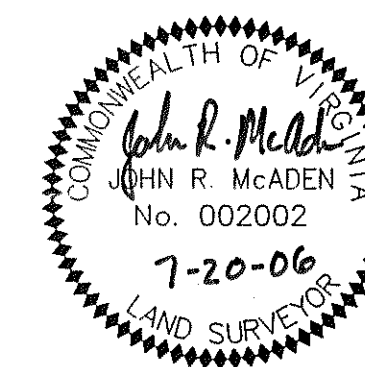


VICINITY MAP
NO SCALE

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. McAden
JOHN R. McADEN

002002



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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 #51161C0044 D (EFFECTIVE DATE: OCT. 15, 1993)

LOT LINE ADJUSTMENT PLAT FOR
THOMAS H. LAMBTON, III,
ALICE L. LAMBTON, &
R. EDWARD ST. GEORGE
SHOWING THE RESUBDIVISION OF
TAX MAP #S 1560510 & 1560512
BEING ORIGINAL LOTS 9, 10, AND 11
AS SHOWN ON
GRANDIN COURT ANNEX
DEED BOOK 471, PAGE 422
(ROANOKE COUNTY)
CREATING HEREON
LOT 9A (0.281 ACRE) &
LOT 10A (0.407 ACRE)
SITUATED ON GUILFORD AVENUE, S.W. &
OREGON AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED JULY 20, 2006
JOB #R0610423.00
SCALE: 1"=30'
SHEET 1 OF 1



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS