

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THOMAS M. HUBARD AND SUSAN W. HUBARD ARE THE OWNERS OF A 0.975 ACRE TRACT BOUNDED BY OUTSIDE CORNERS 5, 10 THRU 12, 9, 8, 7, 6 TO 5, INCLUSIVE BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY LOLA MAE FARMER NOFTSINGER BY DEED DATED JUNE 29, 1995 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1741, PAGE 120.

THAT GEORGE M. ALPHIN AND VIRGINIA H. ALPHIN ARE THE OWNERS OF PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1, 2, 7, 8, 9 TO 1, INCLUSIVE BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY ELIZABETH J. HUBARD BY DEED DATED SEPTEMBER 13, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 060015843.

THAT ELIZABETH J. HUBARD IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 2 THRU 7 TO 2, INCLUSIVE, BEING KNOWN AS NEW LOTS F1 AND F2, F.A. FARMER AND LOLA MAE FARMER MAP RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 970, PAGE 102, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED AUGUST 13, 1998 BY FRANK A. FARMER, JR. AND BETTY F. BAIRD, CO-EXECUTORS OF THE ESTATE OF LOLA D. NOFTSINGER RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 980012422.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR 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 AND VACATE LINES 2-7, 3-6, 8-9 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Thomas M. Hubbard 10/6/06 Susan W. Hubbard 10-12-06
THOMAS M. HUBARD - OWNER DATE SUSAN W. HUBARD - OWNER DATE
D.B. 1741, PG. 120 D.B. 1741, PG. 120

George M. Alphin 10/10/06 Virginia H. Alphin 10/6/06
GEORGE M. ALPHIN - OWNER DATE VIRGINIA H. ALPHIN - OWNER DATE
INST. NO. 060015843 INST. NO. 060015843

Elizabeth J. Hubbard 10/10/06
ELIZABETH J. HUBARD - OWNER DATE
INST. NO. 980012422

STATE OF VIRGINIA
City of Roanoke
TO WIT:

I, Dorothy Souder, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT THOMAS M. HUBARD AND SUSAN W. HUBARD, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10th DAY OF October, 2006.

MY COMMISSION EXPIRES:

September 30, 2010 Dorothy Souder
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke
TO WIT:

I, Dorothy Souder, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ELIZABETH J. HUBARD, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10th DAY OF October, 2006.

MY COMMISSION EXPIRES:

September 30, 2010 Dorothy Souder
NOTARY PUBLIC

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 12:41 O'CLOCK P.M. ON THIS 21st DAY OF October, 2006.

TESTE: BRENDA S. HAMILTON, CLERK

BY: Brenda S. Hamilton
DEPUTY CLERK

STATE OF VIRGINIA
City of Roanoke
TO WIT:

I, Dorothy Souder, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT GEORGE M. ALPHIN AND VIRGINIA H. ALPHIN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME, AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10th DAY OF October, 2006.

MY COMMISSION EXPIRES:

September 30, 2010 Dorothy Souder
NOTARY PUBLIC

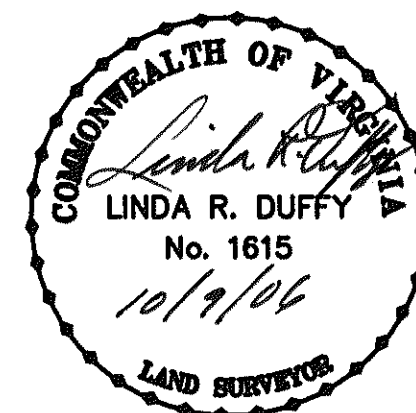
GENERAL NOTES:

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 PANEL NO. 51161C0044 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS A 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
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 RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE CITY.
5. PROPERTIES ARE ZONED R-5 AS OF THE DATE OF THIS PLAT.

REFERENCE MAPS:

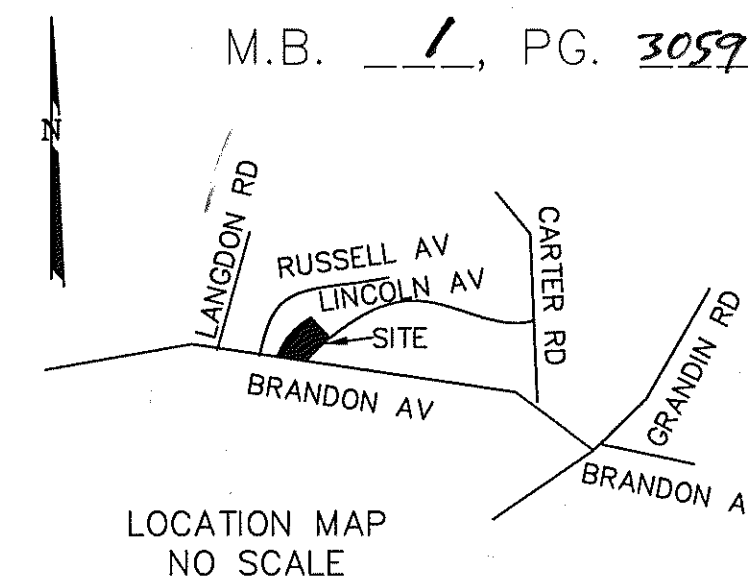
1. PLAT OF SURVEY FOR THOMAS M. HUBARD & SUSAN W. HUBARD BY SHANKS ASSOCIATED, P.C. DATED 5-16-95 RECORDED IN D.B. 1741, PG. 123.
2. PLAT SHOWING NEW DIVISION LINES THROUGH PROPERTY OF F.A. AND LOLA MAE FARMER BY C.B. MALCOLM & SON DATED NOV. 17, 1955 AND RECORDED IN D.B. 970, PG. 102.
3. SURVEY FOR CLIFF A. & ELIZABETH S. BAKER BY JACK G. BESS, C.L.S. DATED AUGUST 15, 1994 AND RECORDED IN D.B. 1720, PG. 1652.

APPROVED: Brian Townsend 10-12-06
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
Thomp. C. Allen 10-12-06
CITY ENGINEER - CITY OF ROANOKE DATE



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. ELIZABETH J. HUBARD IS AN OWNER OF RECORD, SEE INST. NO. 980012422. THOMAS M. & SUSAN W. HUBARD ARE OWNERS OF RECORD, SEE D.B. 1741, PG. 120. GEORGE M. & VIRGINIA H. ALPHIN ARE OWNERS OF RECORD, SEE INST. NO. 060015843.

M.B. 1, PG. 3059



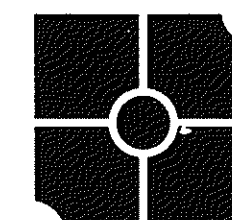
PLAT OF SURVEY FOR
THOMAS M. & SUSAN W. HUBARD
GEORGE M. & VIRGINIA H. ALPHIN

AND
ELIZABETH J. HUBARD

SHOWING THE RESUBDIVISION OF
PART OF LOTS 1 & 2 AND ALL OF LOT 3 (0.975 AC.)
BLOCK 3, LEE HY COURT, P.B. 1, PG. 346-347
AND LOTS F1, F2 & F3
F.A. AND LOLA MAE FARMER MAP
D.B. 970, PG. 102
CREATING HEREON LOT F1A (0.129 AC.),
LOT F2A (0.128 AC.), LOT F3A (0.440 AC.)
AND LOT 3A (0.938 AC.)
SITUATE ON BRANDON, AV., S.W. AND LINCOLN AV., S.W.
CITY OF ROANOKE, VIRGINIA

TAX NO. 1530504, 1530540,
1530541, 1530542
DRAWN: LRD
CALC.: LRD

SCALE: 1"= 30'
DATE 9 OCTOBER, 2006
W.O. 06-0115-01
N.B. : BT-7



parker
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SHEET 1 OF 2

M.B. ___ PG. ___