

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CLARA ANNE SPENCER IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 12 TO 1, INCLUSIVE, AND BEING A PORTION 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 060003621.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

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

Clara Anne Spencer
(CLARA ANNE SPENCER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, *Mary Jane Smith*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Clara Anne Spencer*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF January, 2007.

Mary Jane Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES December 31, 2009

APPROVED: *[Signature]* 1-24-07
CITY ENGINEER, CITY OF ROANOKE
Brian J. Casella 1-24-07
AGENT, CITY OF ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT HERETO ANNEXED IS ADMITTED TO RECORD AT 10:41 O'CLOCK A.M. ON THIS 25 DAY OF January, 2007, IN MAP BOOK 1, PAGE 3102.

TESTE: *Brenda S. Hamilton*
CLERK
[Signature]
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: CLARA ANNE SPENCER
2. LEGAL REFERENCE: INSTRUMENT #060003621
3. ORIGINAL TAX MAP #'S 1080736, 1080737, & 1080741
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: R-12
6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

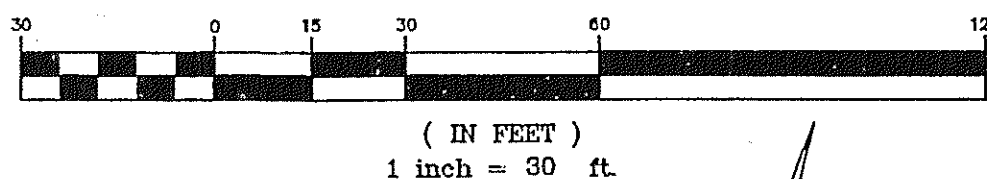
THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

ACREAGE TABLE

0.558 ACRE	T.M. #1080737
-0.028 ACRE TO	T.M. #1080741
+0.022 ACRE FROM	T.M. #1080741
-0.169 ACRE TO	T.M. #1080736
0.382 ACRE NET	T.M. #1080737
0.276 ACRE	T.M. #1080741
-0.022 ACRE TO	T.M. #1080737
+0.028 ACRE FROM	T.M. #1080737
0.283 ACRE NET	T.M. #1080741
0.313 ACRE	T.M. #1080736
+0.169 ACRE FROM	T.M. #1080737
0.482 ACRE NET	T.M. #1080736

CURVE TABLE					
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DELTA
C1	75.87'	100.00'	39.86	N84°16'00"E	74.06' 43°28'06"
C2	24.14'	90.00'	12.14	S81°41'00"E	24.07' 15°22'10"
C3	80.01'	90.00'	42.87	N65°10'00"E	77.40' 50°56'06"
C4	22.98'	38.49'	11.84	S57°31'00"W	22.64' 34°12'27"

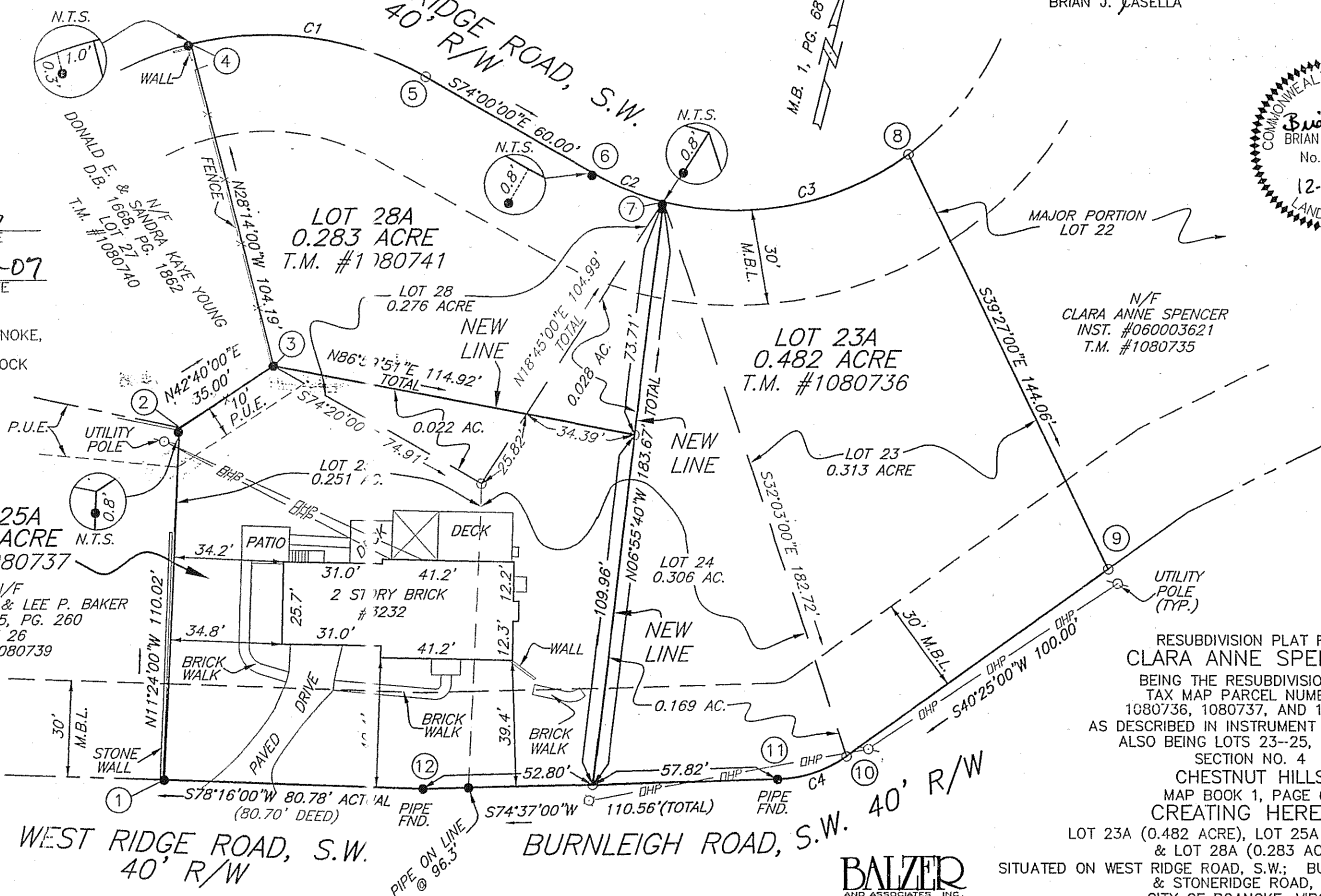
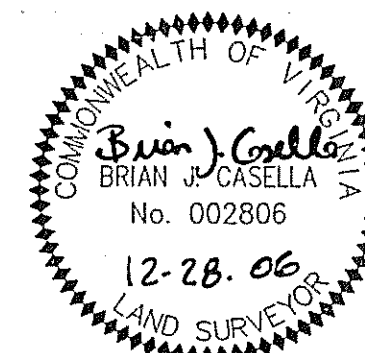
GRAPHIC SCALE



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Casella
BRIAN J. CASELLA

002806



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	3888.7571	384.9038
2	3996.6066	363.1576
3	4022.3424	386.8782
4	4114.1367	337.5897
5	4121.5517	411.2606
6	4105.0134	468.9363
7	4101.5319	492.7531
8	4134.0383	562.9962
9	4022.7981	654.5322
10	3946.6611	589.7152
11	3934.5393	570.6519
12	3905.1945	463.9950
1	3888.7571	384.9038

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)

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



PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

RESUBDIVISION PLAT FOR
CLARA ANNE SPENCER
BEING THE RESUBDIVISION OF
TAX MAP PARCEL NUMBERS
1080736, 1080737, AND 1080741
AS DESCRIBED IN INSTRUMENT #060003621
SECTION NO. 4
CHESTNUT HILLS
MAP BOOK 1, PAGE 68
CREATING HEREON
LOT 23A (0.482 ACRE), LOT 25A (0.382 ACRE),
& LOT 28A (0.283 ACRE)
SITUATED ON WEST RIDGE ROAD, S.W.; BURNLEIGH ROAD, S.W.;
& STONERIDGE ROAD, S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED DECEMBER 28, 2006
JOB #R0610633.00
SCALE: 1" = 30'
SHEET 1 OF 1