

w:\drawings\2006\06210\sur\06210rp01.dwg

06210rp01-layout.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT M. T. HOLDING COMPANY, L.L.C., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 INCLUSIVE TO 1, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 22, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #050011491.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 27th DAY OF JUNE 2007.

BY: Steve Musselwhite - MEMBER
M. T. HOLDING COMPANY, L.L.C., IT'S

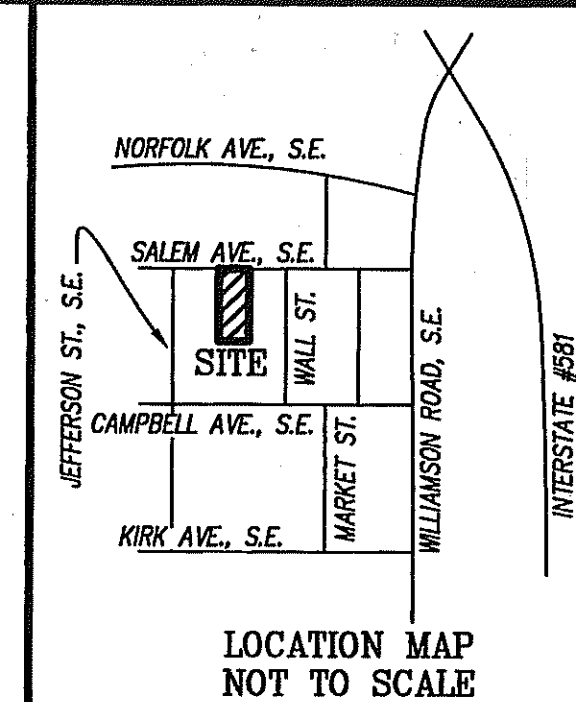
STATE OF VIRGINIA

County of Roanoke

I, Vetta W. Bayne, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Steve Musselwhite, member FOR M. T. HOLDING COMPANY, L.L.C., OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 27 2007.

MY COMMISSION EXPIRES January 31, 2009

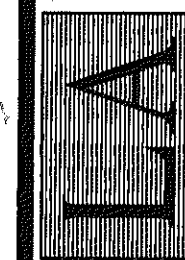
Vetta W. Bayne
NOTARY PUBLIC



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FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: May 16, 2007
COMM. NO.: 06-210
SCALE: 1" = 20'

SHEET 1 OF 1

LEGEND

P.B.	PLAT BOOK
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
IP	IRON PIN
EX.	EXISTING
R/W	RIGHT OF WAY
OU	OVERHEAD UTILITIES
U	UTILITY POLE
G	GUY WIRE
L	LIGHT POLE
SS	SANITARY SEWER CLEANOUT

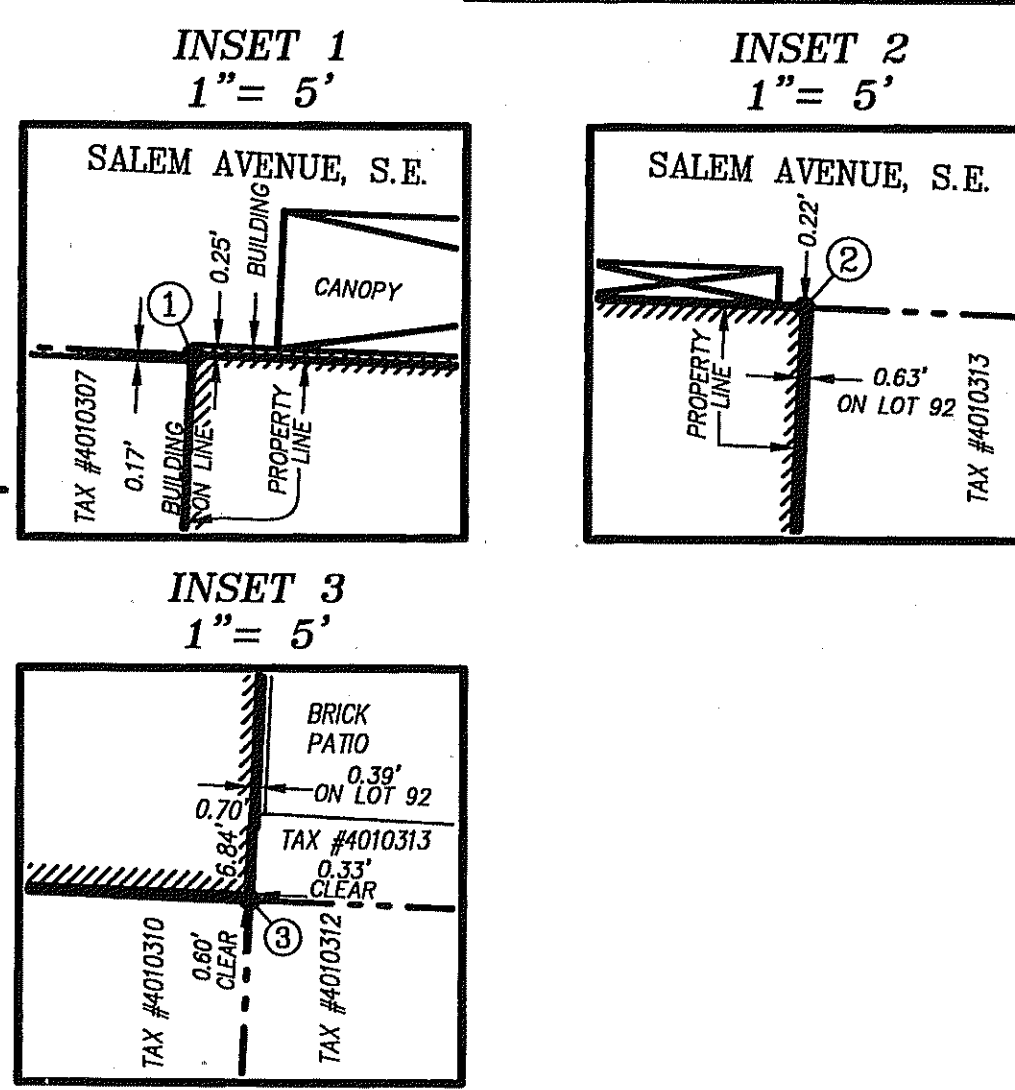
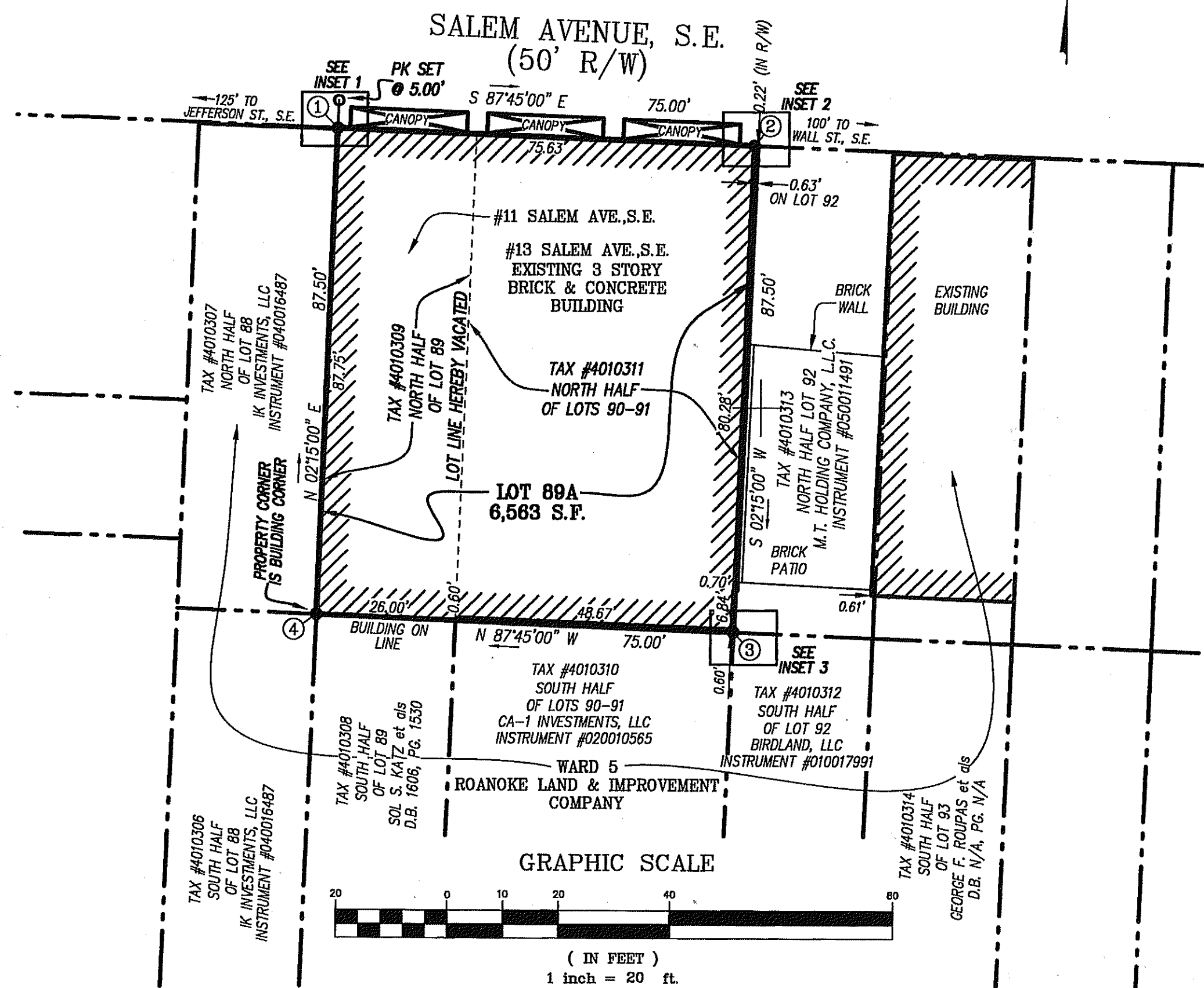
AREA SUMMARY

TAX #4010309	= 2,188 S.F.
TAX #4010311	= 4,375 S.F.
LOT 89A	= 6,563 S.F.

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	257.71882	238.10842
2	254.77434	313.05060
3	167.34180	309.61537
4	170.28628	234.67319
1	257.71882	238.10842

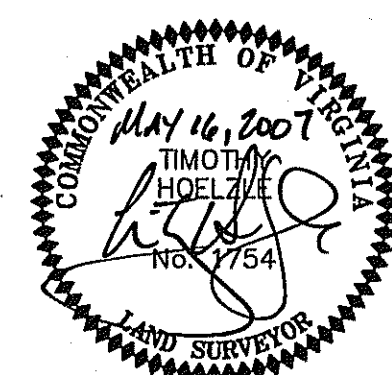
LOT 89A = 6,563 S.F.



APPROVED: A. Brian Townsend 6-27-07
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

CLERK'S CERTIFICATE
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JUNE 29 2007, AT 10:00 O'CLOCK A.M.
TESTEE: BRENDA HAMILTON
Kathy Childs
DEPUTY CLERK

PLAT SHOWING THE COMBINATION OF THE NORTH HALFS OF LOTS 89 THRU 91 WARD 5, ROANOKE LAND & IMPROVEMENT COMPANY TAX #4010309 & #4010311
PROPERTY OF
M. T. HOLDING COMPANY, L.L.C.
INSTRUMENT #050011491
CREATING HEREON
LOT "89A" (6,563 S.F.)
SITUATED AT #11 & #13 SALEM AVENUE, S.E.
ROANOKE, VIRGINIA



NOTES:
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0046 D, MAP #51161C0046 D, DATED OCTOBER 15, 1993. ZONE "A" (SHADED).
6. THIS PLAT IS A COMBINATION OF TAX #4010309 & #4010311.
7. 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.