

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT BOB W. FINNEY IS THE OWNER OF LOT 24, BLOCK 5 OAK RIDGE LAND COMPANY, BOUNDED BY OUTSIDE CORNERS 1, 2, 9, 10 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY BLUE RIDGE HOUSING DEVELOPMENT CORPORATION BY DEED DATED SEPTEMBER 26, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 010014411, AND IS THE OWNER OF LOT 23, BLOCK 5, OAK RIDGE LAND COMPANY, BOUNDED BY OUTSIDE CORNERS 2, 4, 7, 9 TO 2 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY STEVEN L. HIGGS, SPECIAL COMMISSIONER, BY DEED DATED MARCH 7, 2007 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE AS INSTRUMENT NUMBER 070003834.
THAT JOHN M. VIA IS THE OWNER OF LOT 22, BLOCK 5, OAK RIDGE LAND COMPANY, BOUNDED BY OUTSIDE CORNERS 4 THRU 7 TO 4 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY JOHN M. VIA & TAMIKA L. PIPPEN BY DEED DATED APRIL 14, 1999 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE AS INSTRUMENT NUMBER 990005823.
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 2-9 & 4-7 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Bob W. Finney 9/20/07
BOB W. FINNEY - OWNER DATE
INSTRUMENT NUMBER 010014411 & 070003834

John M. Via 9/27/07
JOHN M. VIA - OWNER DATE
INSTRUMENT NUMBER 990005823

STATE OF VIRGINIA County OF Roanoke TO WIT:

I, Forrest R. Bitt, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT BOB W. FINNEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 20th DAY OF September 2007.

MY COMMISSION EXPIRES: 11/30/2010
Forrest R. Bitt
NOTARY PUBLIC ASBB71

STATE OF VIRGINIA County OF Roanoke TO WIT:

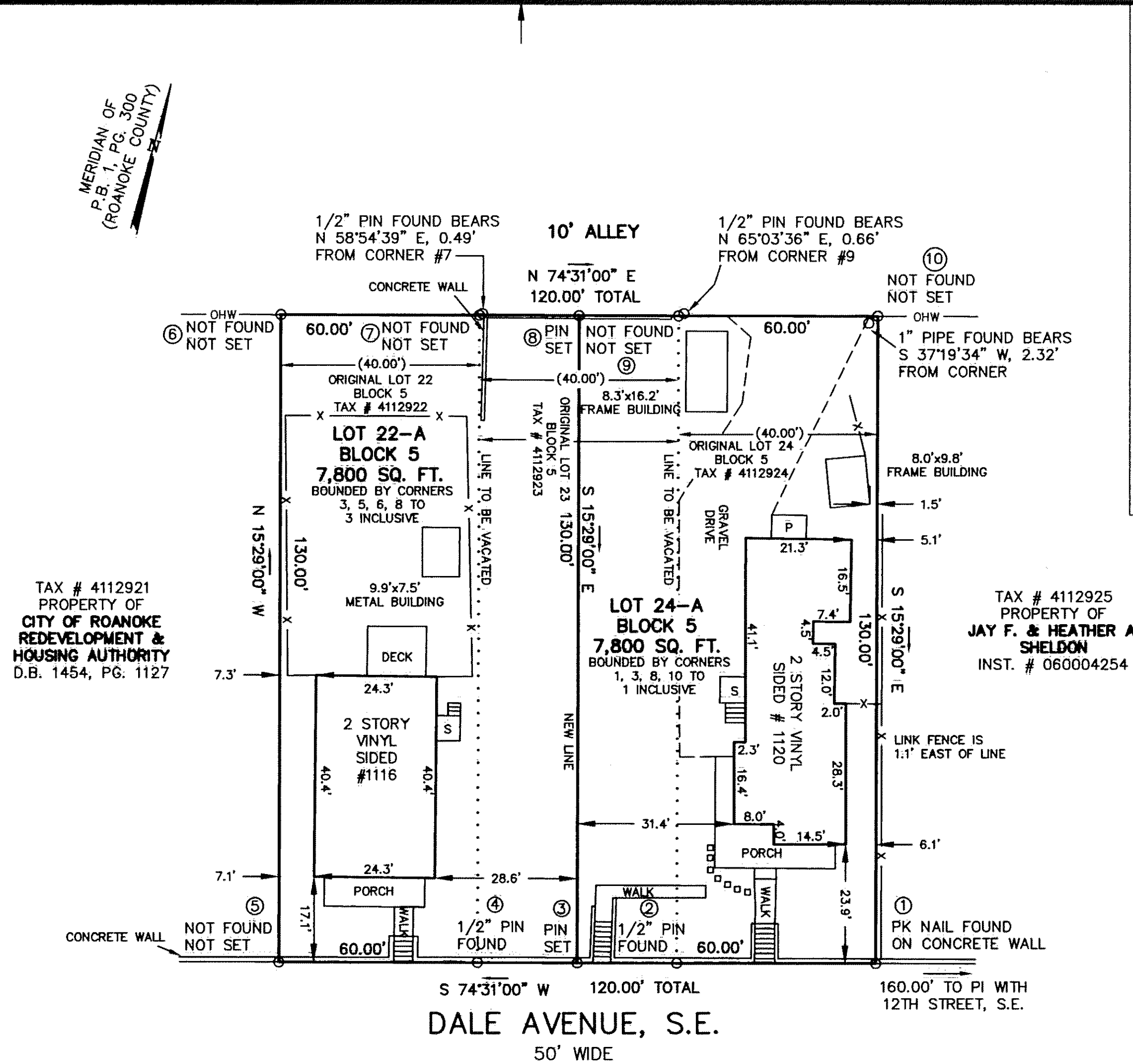
I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN M. VIA, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 27th DAY OF September 2007.

MY COMMISSION EXPIRES: 9/30/2010
Rose Lee Nichols
NOTARY PUBLIC 325747

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. 51611C0046 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 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" 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 AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

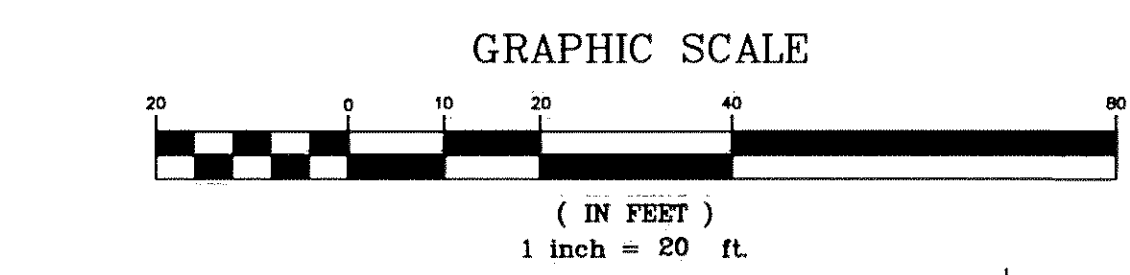
APPROVED:
Tom Carr 10.3.07
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

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 2:30 O'CLOCK P.M. ON THIS 30th DAY OF October, 2007.
TESTE: Brenda S. Hamilton
CLERK
BY: Sandra B. B...
DEPUTY CLERK

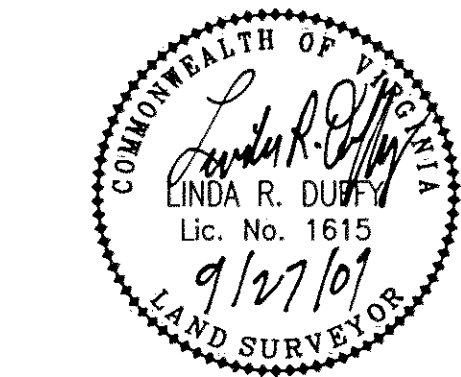


LEGEND
OHW OVERHEAD WIRE
S STOOP
P PORCH
SQ. FT. SQUARE FEET
-X- EXISTING CHAIN LINK FENCE

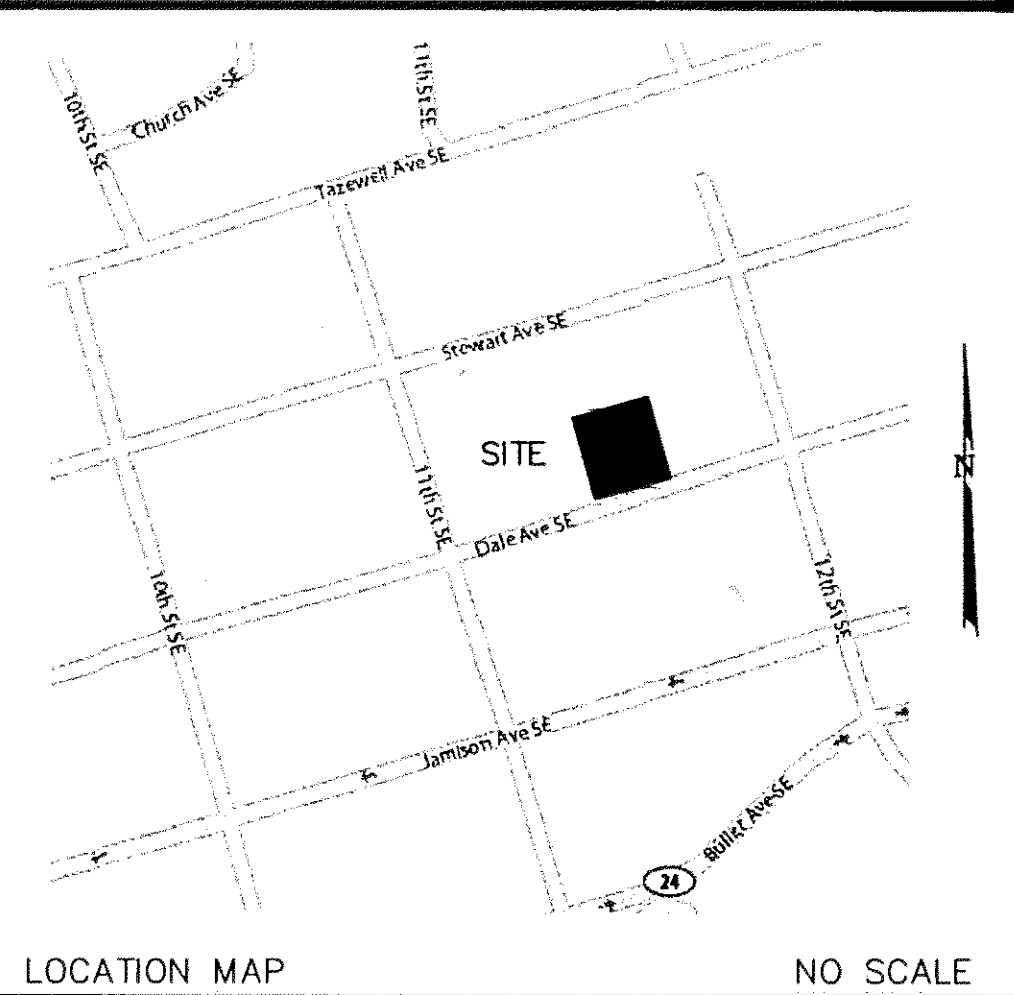
REFERENCE MAPS:
1. SURVEY FOR MICHAEL J. & EVELYN A. WILLIAMS BY T.P. PARKER & SON DATED SEPTEMBER 13, 1982.



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. BOB W. FINNEY (INST. # 010014411 & 070003834) & JOHN M. VIA (INST. # 990005823) ARE THE OWNERS OF RECORD.



CLOSED BY REC AUGUST 23, 2007



LOT 22-A

CORNER	NORTHING	EASTING
3	4998.43	4915.32
5	4982.42	4857.50
6	5107.70	4822.79
8	5123.71	4880.61
3	4998.43	4915.32

LOT 24-A

CORNER	NORTHING	EASTING
1	5014.45	4973.14
3	4998.43	4915.32
8	5123.71	4880.61
10	5139.73	4938.44
1	5014.45	4973.14

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM

PLAT OF SURVEY FOR
**BOB W. FINNEY &
JOHN M. VIA**

SHOWING THE RESUBDIVISION OF LOTS 22, 23 & 24, BLOCK 5 OAK RIDGE LAND COMPANY
P.B. 1, PG. 300 (ROANOKE COUNTY)
AND CREATING HEREON LOT 22-A (7,800 SQUARE FEET) AND LOT 24-A (7,800 SQUARE FEET)
SITUATE ON DALE AVENUE, S.E.
CITY OF ROANOKE, VIRGINIA

TAX NOS.: 4112922 4112923 4112924
DRAWN: REC
SCALE: 1" = 20'
SEPTEMBER 19, 2007
N.B.: JR-292
W.O.: 07-0317-01

parker
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