

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AFFORDABLE HOME IMPROVEMENTS, INC. AND PETER BEARE ARE THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 14 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 060019083.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS; BOUNDED BY CORNERS 10 THRU 14 TO 1 TO A THRU F TO 10; BEING 0.2646 ACRE TOTAL.

THE SAID OWNERS HEREBY CERTIFY 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 THEIR 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:

AFFORDABLE HOME IMPROVEMENTS, INC.

BY: Edward Lindsey ITS: President

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Edward Lindsey, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 6th DAY OF December, 2007.

Barbara J. Smith REG. # 353945
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-08

PETER BEARE

PROVINCE ONTARIO, CANADA
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, BRADLEY FREDERICK COMEAU, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
PETER BEARE, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 11 DAY OF December, 2007.

Bradley Fredeick Comeau REG. # 303705
NOTARY PUBLIC

MY COMMISSION EXPIRES N/A

APPROVED:

Theresa J. Brown 12-17-07
CITY ENGINEER, CITY OF ROANOKE DATE

Chris Holt 12/17/07
AGENT, CITY OF ROANOKE PLANNING COMMISSION 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 11:42 O'CLOCK
A.M. ON THIS 17 DAY OF December, 2007, IN
MAP BOOK 1, PAGE 3269-3272

TESTE: BRENDA S. HAMILTON

CLERK

Jaime P. Miller
DEPUTY CLERK

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.

NOTES:

- OWNERS OF RECORD: AFFORDABLE HOME IMPROVEMENTS, INC.
PETER BEARE
- LEGAL REFERENCE: INSTRUMENT #060019083
- ORIGINAL TAX MAP #7100603
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT
TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH
AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE STORMWATER MANAGEMENT LOT IS A NON-RESIDENTIAL LOT
TO BE GRANTED TO AND MAINTAINED BY THE BELLEVIEW CREEK
HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER
MANAGEMENT AND DRAINAGE STRUCTURES.
- PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONES X UNSHADED,
X SHADED, AE, AND AE FLOODWAY. FLOODLINES SHOWN HEREON
ARE SCALED FROM COMMUNITY PANEL #51161C0167G (EFFECTIVE
DATE 09/28/07) AND HAVE NOT BEEN VERIFIED BY FIELD
ELEVATIONS.
- THE LOTS CREATED HEREON ARE SUBJECT TO MINIMUM FINISHED
FLOOR REQUIREMENTS AS SHOWN ON APPROVED ENGINEERING
PLANS PREPARED BY BALZER AND ASSOCIATES, INC. DATED
9/13/07.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	6130.3416	5895.6079
2	6163.1915	5844.9698
3	6613.7254	5870.9080
4	6804.2740	5908.0610
5	7036.8208	5987.0943
6	7127.1032	6000.9538
7	7130.2082	6234.2811
8	7000.1883	6216.5007
9	6929.3776	6168.0852
10	6856.0037	6275.3991
11	6830.8427	6258.1957
12	6652.1868	6163.6965
13	6399.2873	6064.6316
14	6279.9481	6000.5799
1	6130.3416	5895.6079

ACREAGE TABLE

4.5608 ACRES - LOTS 1 THRU 12
0.4656 ACRE - STORMWATER MANAGEMENT LOT
+ 0.2646 ACRE - IN R/W DEDICATION
5.2910 ACRES - TOTAL SHOWN ON PLAT

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

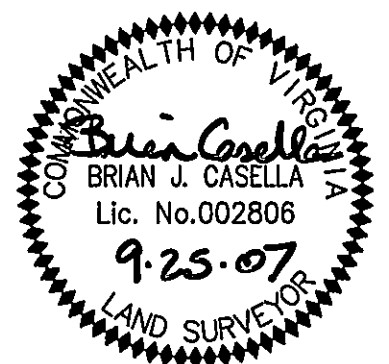
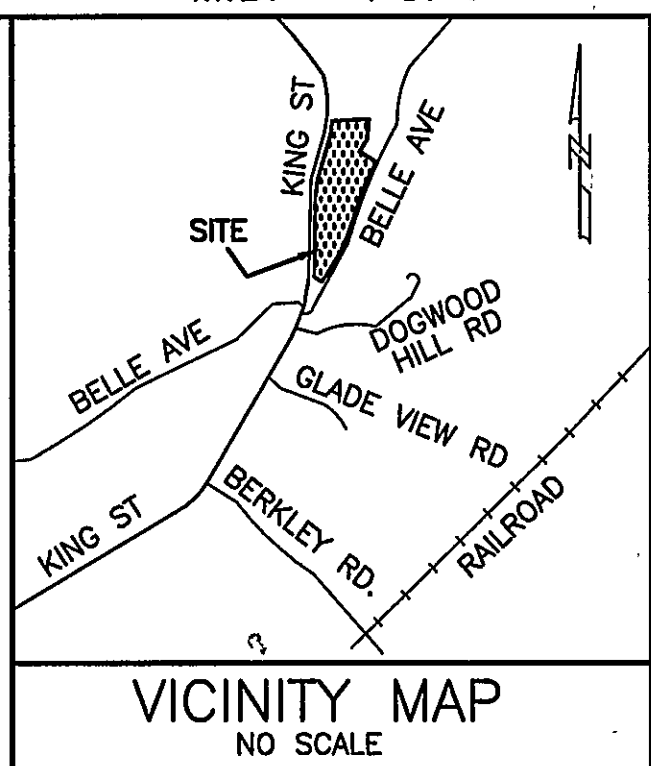
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PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
AFFORDABLE HOME IMPROVEMENTS, INC.
& PETER BEARE
RECORDED IN INSTRUMENT #060019083
NEW TRACT A-3 (5.2910 ACRES)
SUBDIVISION PLAT FOR FW PROPERTIES, LLC
MAP BOOK 1, PAGES 2444-2445
TO BE KNOWN AS

BELLEVIEW CREEK

CREATING HEREON LOTS 1 THRU 12 AND A STORMWATER MANAGEMENT LOT
SITUATED ON BELLE AVENUE, N.E. AND KING STREET, N.E.

CITY OF ROANOKE, VIRGINIA
DATED SEPTEMBER 25, 2007
JOB #R0600397.00
SCALE: 1"= 30'
SHEET 1 OF 4



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

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS