

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GARY SPENCER PETERS AND WILLIAM SPENCER PETERS ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 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 060020903.

THE SAID OWNERS HEREBY CERTIFY THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 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:

Gary Spencer Peters
GARY SPENCER PETERS

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Gary Spencer Peters, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 6th DAY OF February, 2008.

Jessica L. Nash REG. # 353945
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-08

William Spencer Peters
WILLIAM SPENCER PETERS

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
William Spencer Peters, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 6th DAY OF February, 2008.

Jessica L. Nash REG. # 353945
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-08

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.

APPROVED:

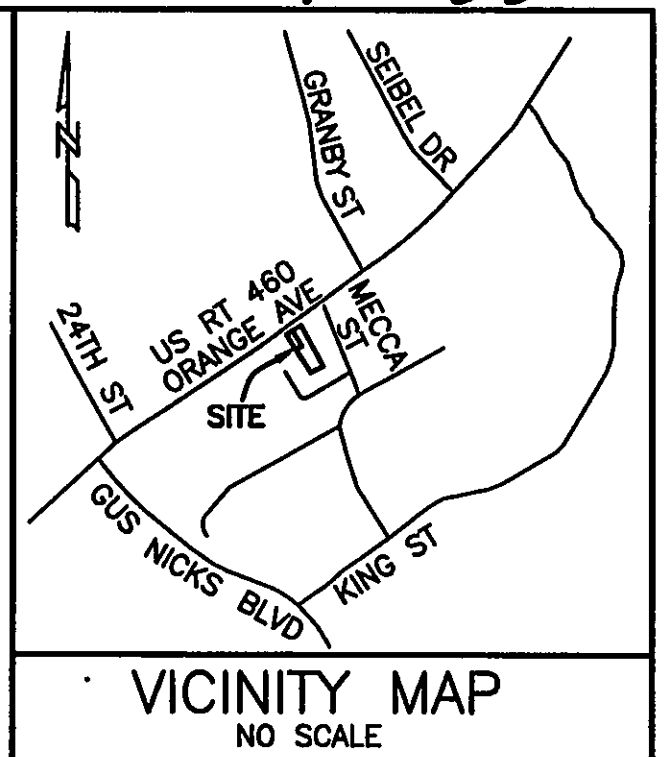
[Signature] 2/12/08
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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 9:56 O'CLOCK A.M. ON THIS 13 DAY OF FEBRUARY, 2008, IN MAP BOOK 1, PAGE 3293+3294

TESTE: BRENDA S. HAMILTON
CLERK
Katie Thomas
DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: GARY SPENCER PETERS AND WILLIAM SPENCER PETERS
- LEGAL REFERENCE: INSTRUMENT #060020903
- ORIGINAL TAX MAP #7070113
- PROPERTY DESCRIPTION AS RECORDED IN INSTRUMENT #060020903 DOES NOT MATHEMATICALLY CLOSE. THIS SURVEY IS BASED UPON AVAILABLE LAND RECORDS AND MONUMENTATION FOUND IN THE FIELD AND MAY NOT CONFORM TO OTHER DEEDS AND PLATS OF RECORD.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 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 #51161C0167G (EFFECTIVE DATE: SEPTEMBER 28, 2007).
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



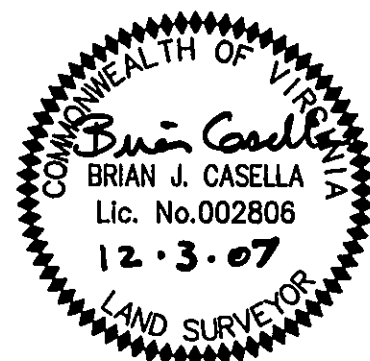
COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	12898.3331	5232.1311
2	12480.7103	5498.1861
3	12405.7161	5367.9222
4	12554.2713	5256.8628
5	12792.6295	5079.9539
6	12835.4160	5141.5519
7	12680.4377	5256.5767
8	12637.6512	5194.9787
1	12898.3331	5232.1311

PLAT OF SURVEY FOR
GARY SPENCER PETERS
& WILLIAM SPENCER PETERS
SUBDIVIDING
TAX MAP #7070113
INSTRUMENT #060020903
CREATING HEREON

LOT 1 (0.3321 ACRE / 14,468 SF), LOT 2 (1.5488 ACRES / 67,464 SF),
AND A 30' WIDE INGRESS / EGRESS EASEMENT FOR THE BENEFIT OF LOT 2
SITUATED ON ORANGE AVENUE, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED DECEMBER 3, 2007
JOB #R0710568.00
SCALE: 1"=30'
SHEET 1 OF 2

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



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

• PLANNERS • ARCHITECTS
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