

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JAMES R. SEXTON IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL 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 070017306.

THE SAID OWNER HEREBY CERTIFIES 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 ITS 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.

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.

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

James R. Sexton
JAMES R. SEXTON (OWNER)

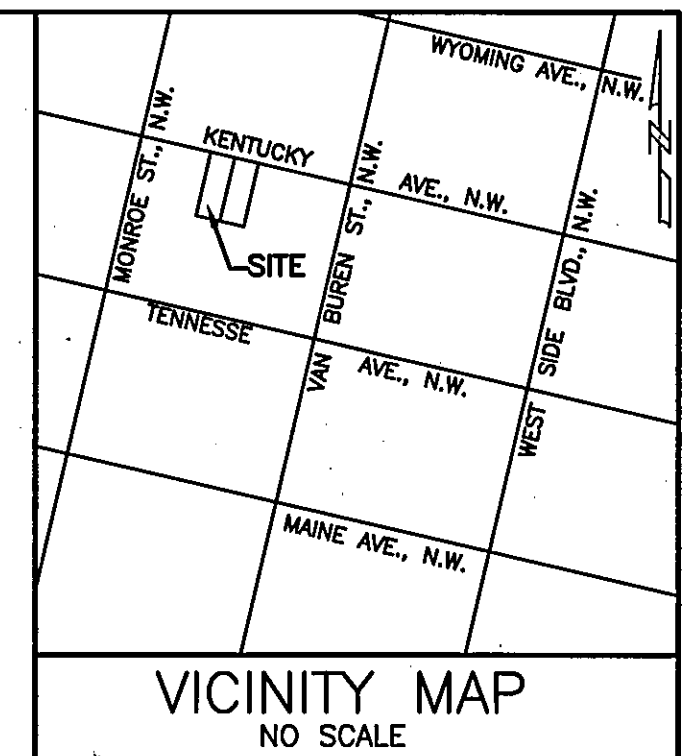
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT James R. Sexton WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28 DAY OF February, 2008.

Jessica L. Nash REG. # 353945
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-08

NOTES:

1. OWNER OF RECORD: JAMES R. SEXTON
2. LEGAL REFERENCE: INSTRUMENT #070017306
3. ORIGINAL TAX MAP #2771407
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 MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



VICINITY MAP
NO SCALE

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

COORDINATE LIST (ASSUMED)

CORNER	NORTHING	EASTING
1	19723.3100	4751.1560
2	19604.0922	4699.3186
3	19643.9671	4607.6126
4	19763.1849	4659.4500
1	19723.3100	4751.1560

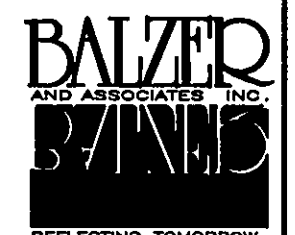
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Casella
BRIAN J. CASELLA

002806

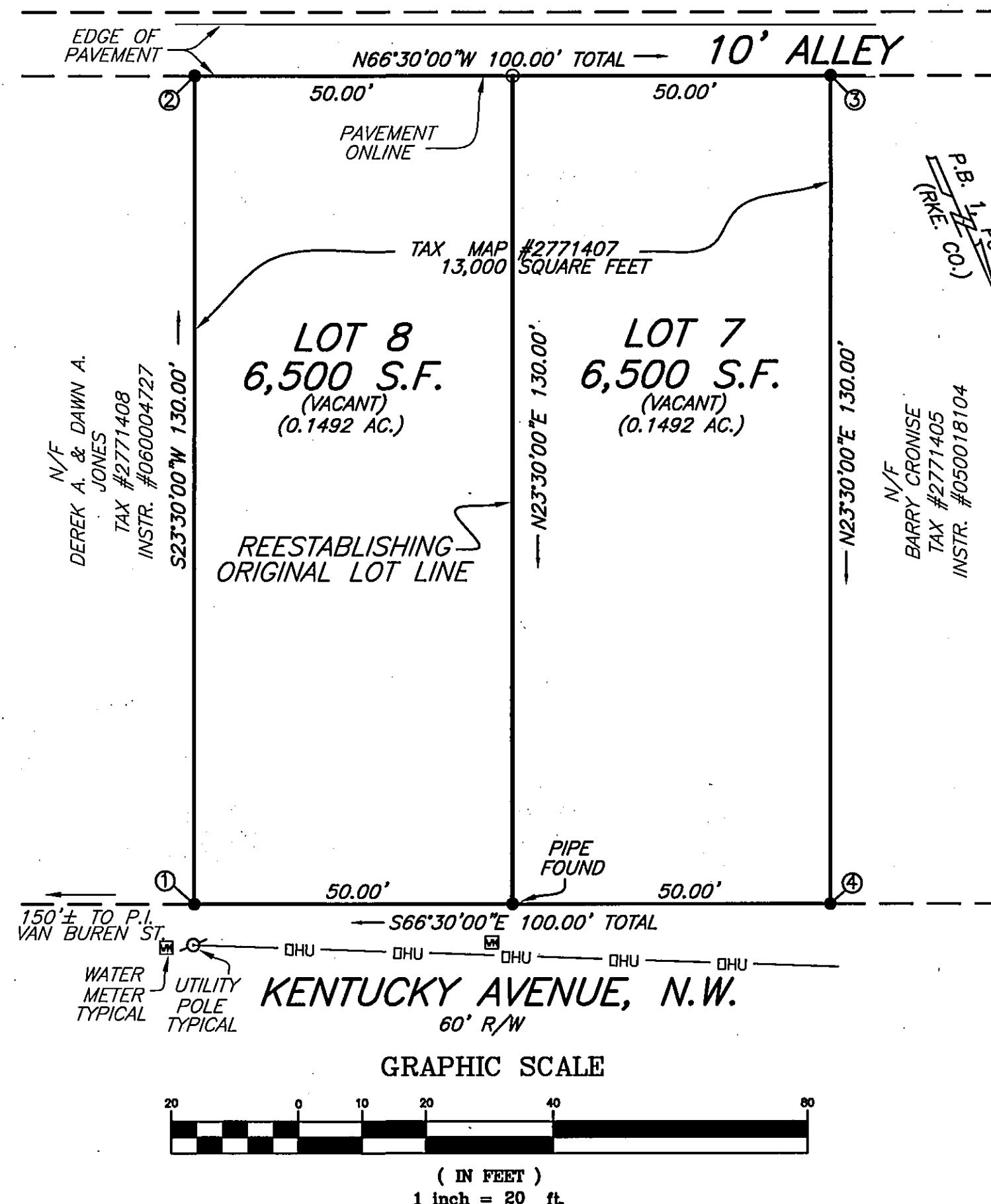


RESUBDIVISION PLAT FOR
JAMES R. SEXTON
SHOWING THE RESUBDIVISION OF
TAX # 2771407
BEING LOTS 7 & 8
BLOCK 5
AS SHOWN ON
WASHINGTON HEIGHTS
PLAT BOOK 1, PAGE 43 (RKE. CO.)
REESTABLISHING HEREON ORIGINAL
LOT 7 & LOT 8
SITUATED ON
KENTUCKY AVENUE, N.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED DECEMBER 20, 2007
JOB #R0710637.00
SCALE: 1" = 20'



REFLECTING TOMORROW
• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

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



APPROVED: [Signature] 2/25/08
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 10:20 O'CLOCK A.M. ON THIS 28 DAY OF February, 2008, IN MAP BOOK 1, PAGE 3303.

TESTE: BRENDA S. HAMILTON
CLERK
[Signature]
DEPUTY CLERK

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 #51161C0142G (REVISED DATE: SEPT. 28, 2007)