07357rp01-rp01.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JASON MALROY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 12 2007, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN INSTRUMENT #070016517 & INSTRUMENT #070017543.

THE SAID OWNER CERTIFIES THAT THEY HAVE COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 18 DAY OF April, 2008.

OWNER

BY: Jason Malroy
JASON MALROY, OWNER

STATE OF VIRGINIA

County OF Fauquier

I, Jessica Walters, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JASON MALROY, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 18, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 18, 2008.

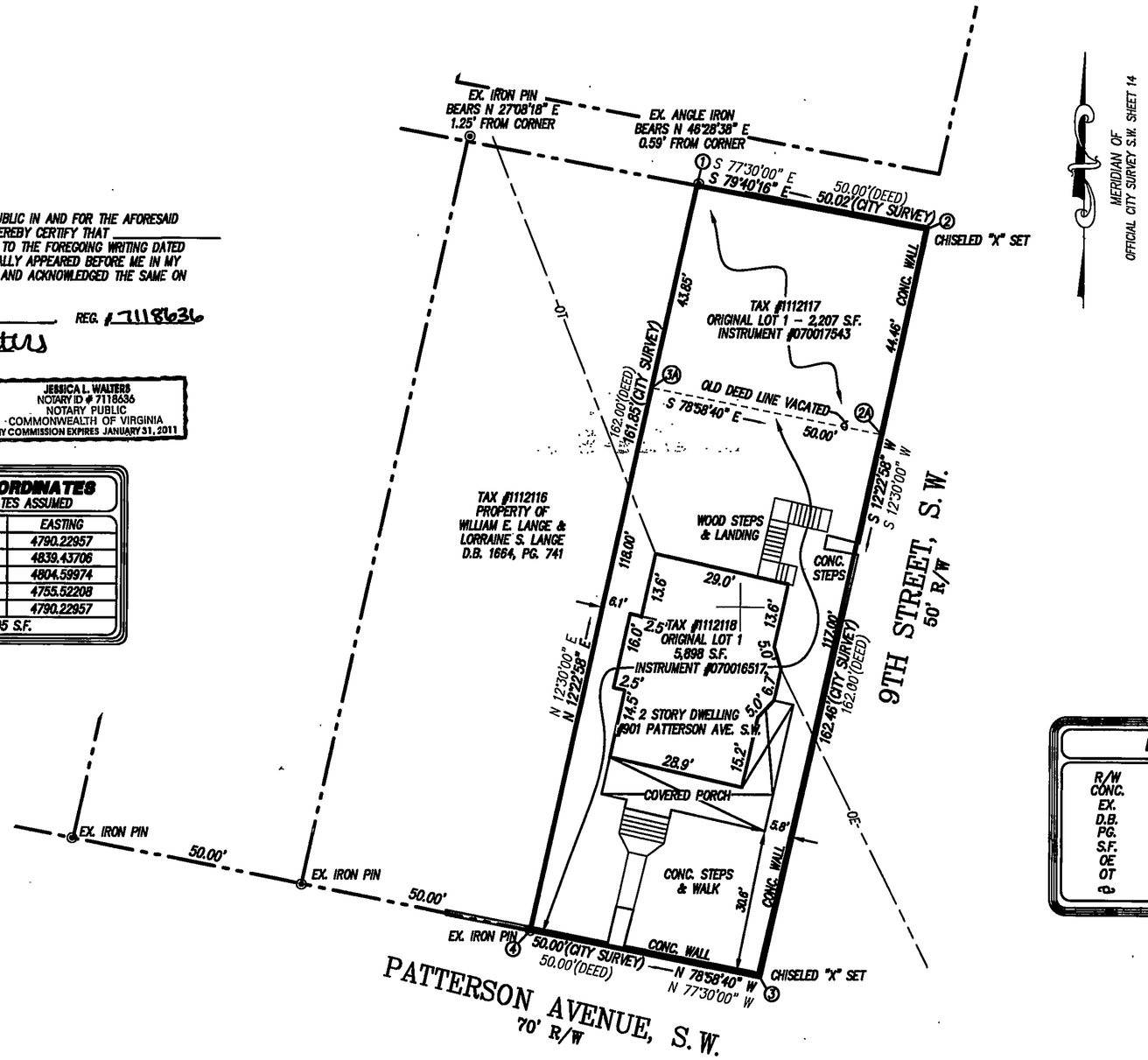
MY COMMISSION EXPIRES ON 01/31/2011 REG. # 7118636

Jessica L Walters
NOTARY PUBLIC

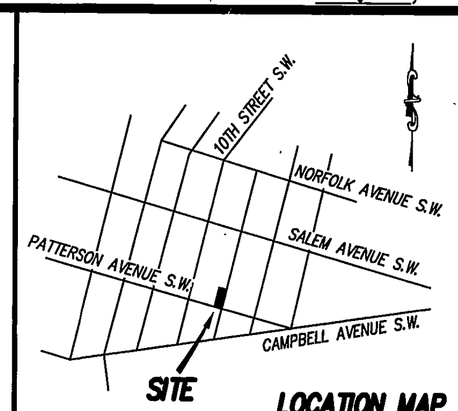
JESSICA L. WALTERS
NOTARY ID # 7118636
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2011

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	4489.31005	4790.22957
2	4480.34194	4839.43706
3	4321.66472	4804.59974
4	4331.22416	4755.52208
1	4489.31005	4790.22957
AREA = 8,105 S.F.		



MERIDIAN OF OFFICIAL CITY SURVEY S.W. SHEET 14



LOCATION MAP
NOT TO SCALE

APPROVED:

AGENT, CITY OF ROANOKE PLANNING COMMISSION — DATE 4/28/08

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 April 29, 2008, AT 10:25 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, Clerk

DEPUTY CLERK

LEGEND

R/W	RIGHT OF WAY
CONC.	CONCRETE
EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
«O»	UTILITY POLE

NOTES:

1. THIS PLAT IS BASED ON AN CURRENT FIELD SURVEY.
2. PROPERTY CORNERS ARE AS NOTED HEREON.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE COMMUNITY PANEL NUMBER 510130 0164 G, MAP NUMBER 51161C0164G, DATED SEPTEMBER 28, 2007. UNSHADED ZONE "X".
5. LEGAL REFERENCE: INSTRUMENT #070016517 & INSTRUMENT #070017543 AND OFFICIAL SURVEY S.W. SHEET 14
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
7. THE EXISTING DEED LINE BETWEEN CORNERS 2A TO 3A IS HEREBY VACATED.
8. LOT 1 AS SURVEYED AND SHOWN HEREON IS SHOWN AS LOT 15 ON SHEET 14 OF THE OFFICIAL CITY SURVEY, S.W.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
April 3, 2008
TIMOTHY HOELZLE
Lic. No. 001754
LAND SURVEYOR

PLAT SHOWING
THE COMBINATION OF
A MAJOR PORTION OF

LOT 1 BLOCK 22
MAP OF F. RORER

INSTRUMENT #070016517

&

A MINOR PORTION OF

LOT 1 BLOCK 22
MAP OF F. RORER

INSTRUMENT #070017543

CREATING HEREON NEW

LOT 1A (8,105 S.F.)

PROPERTY OF

JASON MALROY

SITUATED AT #901 PATTERSON AVENUE, S.W.

ROANOKE CITY, VIRGINIA

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

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

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

DATE: April 3, 2008
COMM. NO.: 07-357
SCALE: 1" = 20'

SHEET 1 OF 1

w:\drawings\2007\07357\sur\07357rp01.dwg