

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HABITAT FOR HUMANITY IN THE ROANOKE VALLEY, INC. 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 060013405.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BEING 2,530 SQUARE FEET TOTAL.

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.

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

HABITAT FOR HUMANITY IN THE ROANOKE VALLEY, INC.

BY: Karen L. Mason ITS: Executive Director

PRINT NAME: Karen L. Mason

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

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

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

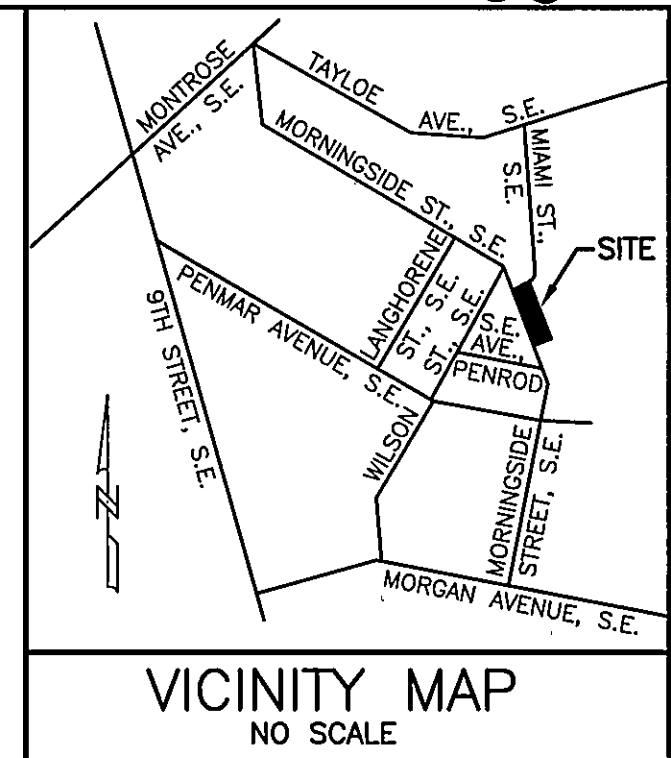
NOTES:

1. OWNER OF RECORD: HABITAT FOR HUMANITY IN THE ROANOKE VALLEY, INC.
2. LEGAL REFERENCE: INSTRUMENT #060013405
3. ORIGINAL TAX MAP #'S 4130812, 4130813, 4130814, 4130815, 4130816, 4130817, & 4130818
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. THE PRIVATE STORMWATER MANAGEMENT EASEMENTS ARE TO BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER.
6. PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

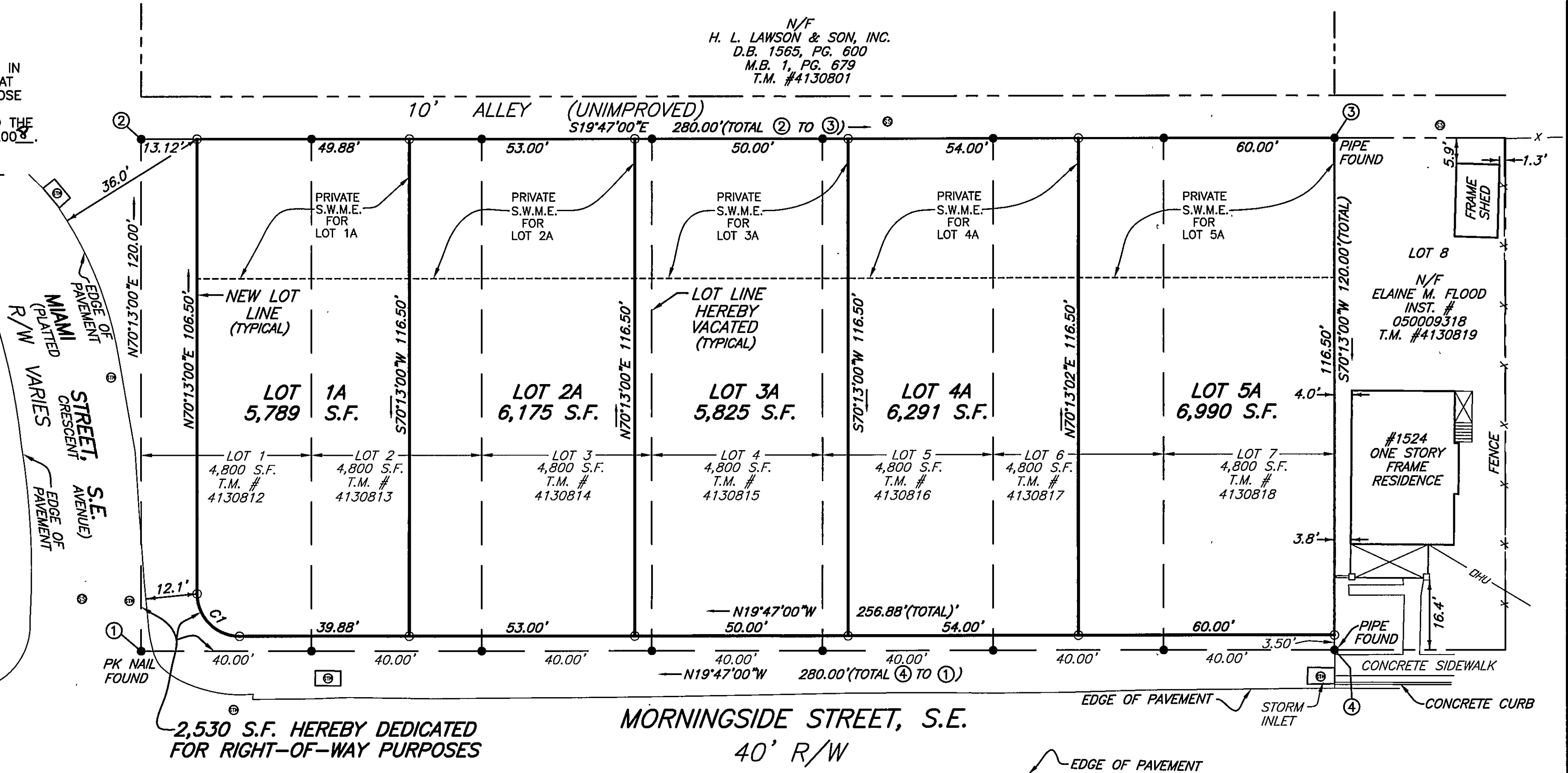
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	15.71'	10.00'	10.00'	N25°13'00"E	14.14'	90°00'00"

D.B. 474, PG. 379

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
⊗	STORM DRAIN MANHOLE
⊕	SANITARY SEWER MANHOLE
S.F.	SQUARE FEET
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
—	NEW LOT LINES
- - -	LOT LINES HEREBY VACATED



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	1634.7872	1430.7647
2	1675.4029	1543.6822
3	1411.9287	1638.4522
4	1371.3130	1525.5347
1	1634.7872	1430.7647



APPROVED: [Signature] 5/6/08
CITY ENGINEER, CITY OF ROANOKE
[Signature] 5/6/08
AGENT, CITY OF ROANOKE PLANNING COMMISSION

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 3:53 O'CLOCK P.M. ON THIS 6 DAY OF May, 2008, IN MAP BOOK 1, PAGE 3327

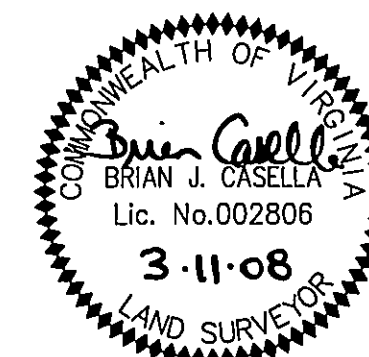
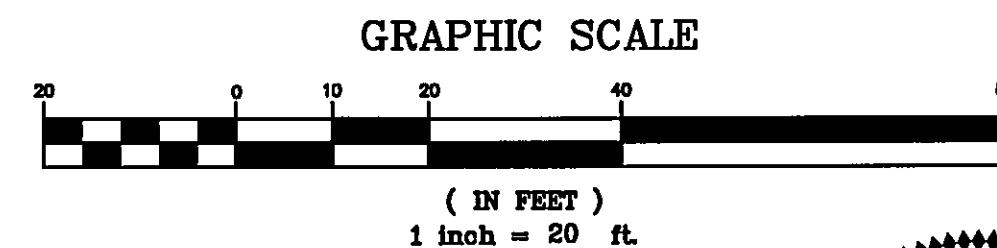
TESTE: BRENDA S. HAMILTON
CLERK
[Signature]
DEPUTY CLERK

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.

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 #51161C0168G (REVISED DATE: SEPT. 28, 2007)

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

Brian Casella
BRIAN J. CASELLA 002806



RESUBDIVISION PLAT FOR
HABITAT FOR HUMANITY IN
THE ROANOKE VALLEY, INC.
BEING THE RESUBDIVISION OF
LOTS 1-7, SECTION 1
RIVERMONT COURT
DEED BOOK 474, PAGE 379

CREATING HEREON
LOT 1A (5,789 S.F.), LOT 2A
(6,175 S.F.), LOT 3A (5,825 S.F.),
LOT 4A (6,291 S.F.) &
LOT 5A (6,990 S.F.)
SITUATED ON MORNINGSIDE STREET, S.E.
CITY OF ROANOKE, VIRGINIA
DATED MARCH 11, 2008
JOB #R0700289.00
SHEET 1 OF 1 SCALE: 1"= 20'

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018
TEL: 540-772-9580 FAX: 540-772-8050

