

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DENNIS R. LEMASTER IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 12, 2007, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #070014545 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 12, 2007, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #070014546.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED 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 30TH DAY OF APRIL, 2008.

OWNERS

BY: Dennis R. Lemaster
DENNIS R. LEMASTER, OWNER

**STATE OF VIRGINIA
COUNTY OF ROANOKE**

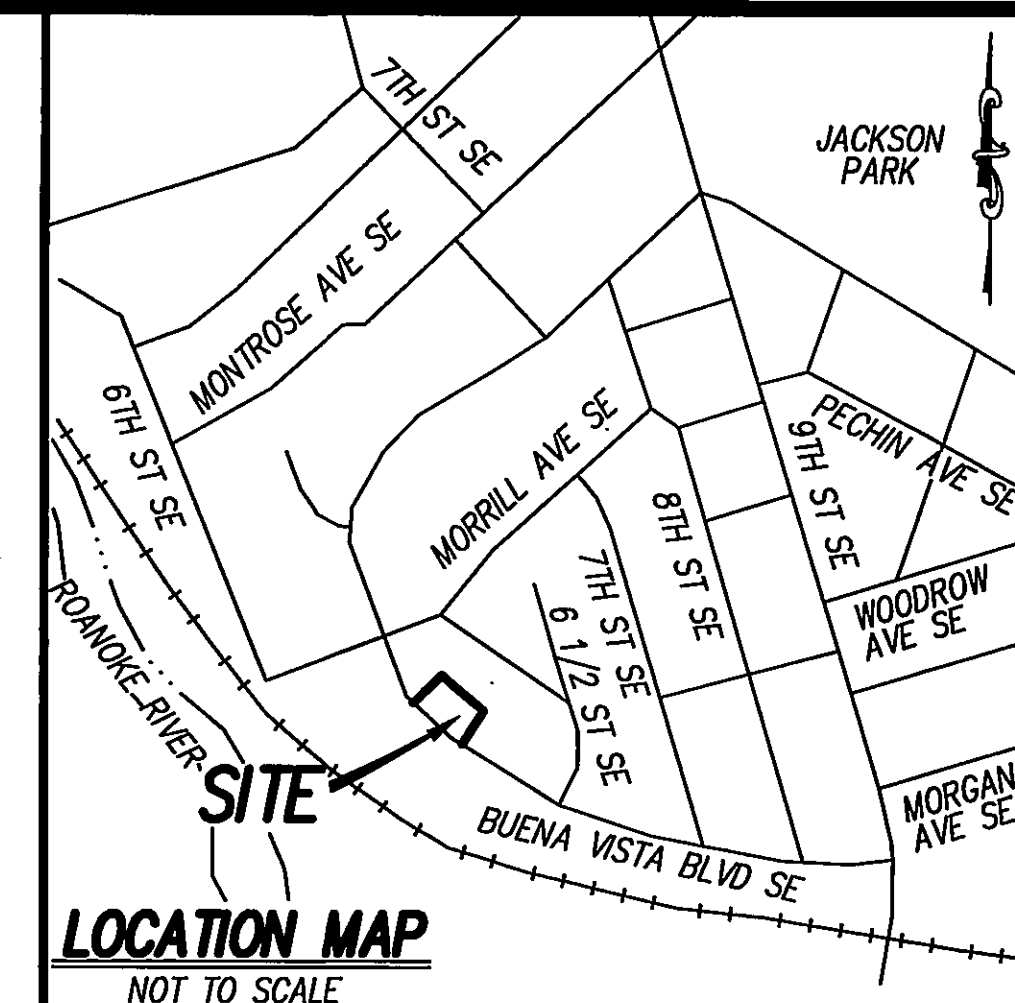
I, LARRY T. COLE, JR. A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DENNIS R. LEMASTER, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED APRIL 11, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 30, 2008.

MY COMMISSION EXPIRES ON MAY 31, 2010 REG. # 7023385

Larry T. Cole, Jr.
NOTARY PUBLIC

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	276.08469	654.96192
2	375.03911	722.84434
3	295.84295	838.29116
4	196.88853	770.40874
1	276.08469	654.96192

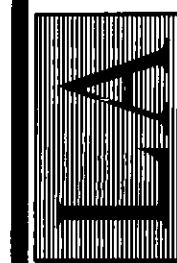
AREA = 16,800 S.F.



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

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

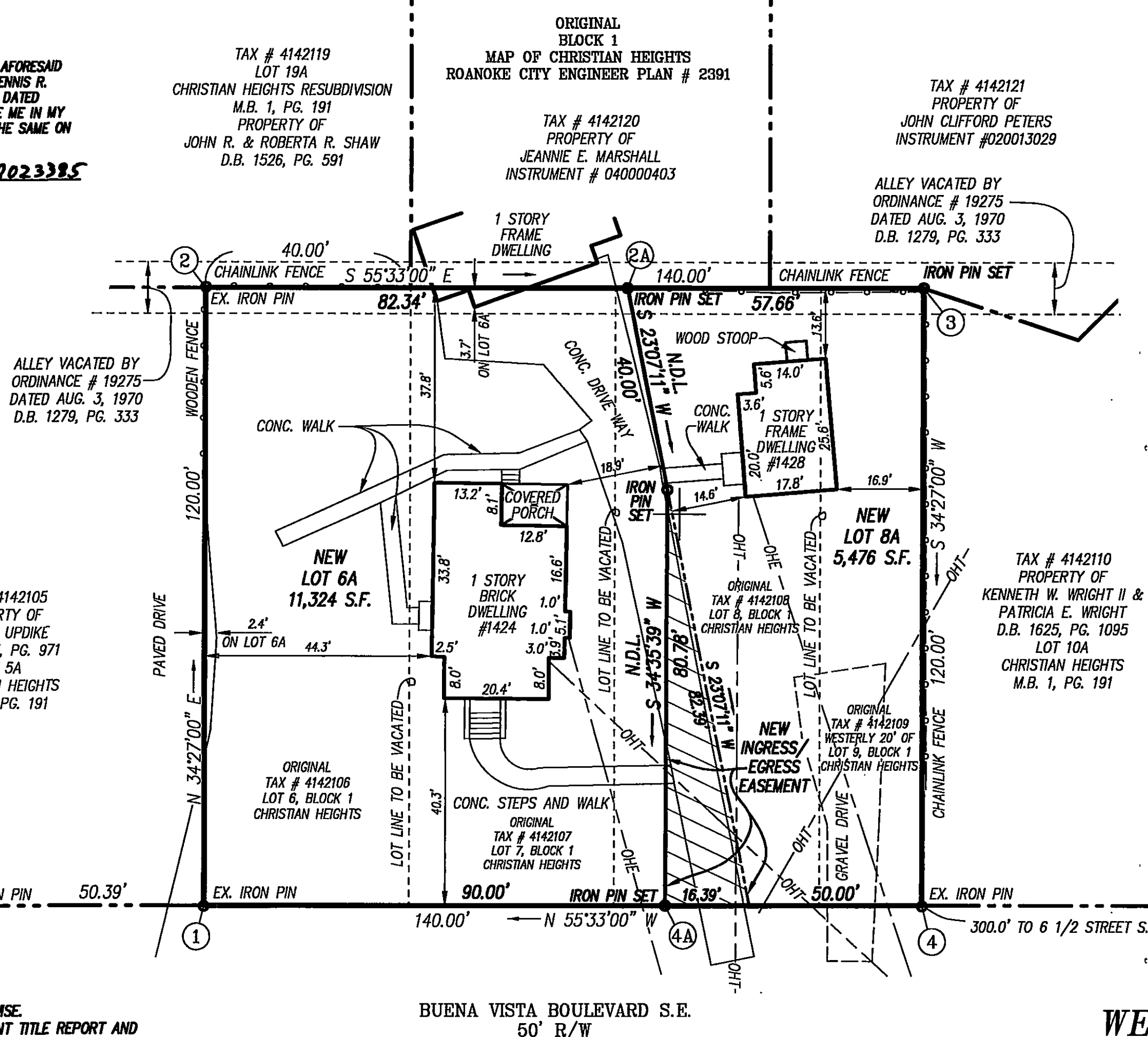
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: April 11, 2008
COMM. NO.: 07-354
SCALE: 1" = 20'

SHEET 1 OF 1

LEGEND	
R/W	RIGHT OF WAY
EX.	EXISTING
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
CONC.	CONCRETE
N.D.L.	NEW DIVISION LINE
M.B.L.	MINIMUM BUILDING LINE



APPROVED:

[Signature] 5/2/08
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

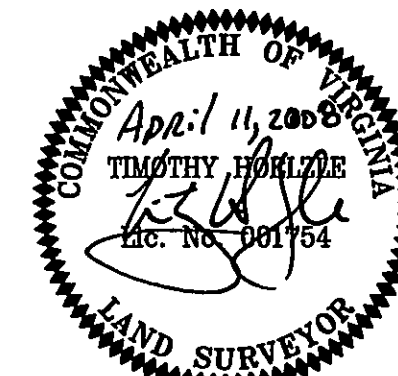
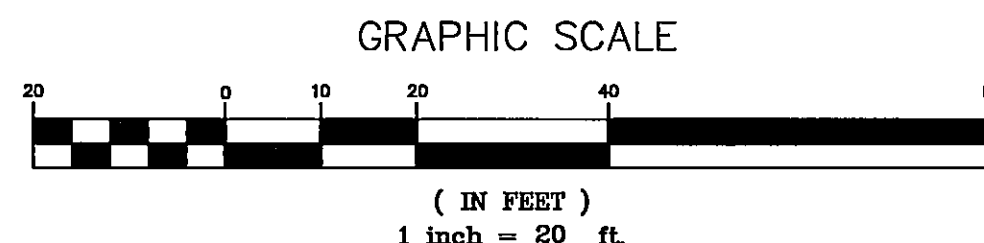
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON MAY 7, 2008, AT 10:23 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Katie Thomas
DEPUTY CLERK

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
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 0168 G, MAP NUMBER 51161C0168G, DATED SEPTEMBER 28, 2007, UNSHADED ZONE "X".
5. LEGAL REFERENCE: INSTRUMENT # 070014546 (LOTS 6 AND 7), INSTRUMENT # 070014545 (LOTS 8 AND 9) AND THE WESTERLY 20' OF LOT 9 AND VACATED ALLEY BY ORDINANCE # 19275 DATED AUG. 3, 1970.
6. BOUNDARY BASED ON PLAT SHOWING PHYSICAL SURVEY LOTS 6, 7, 8, AND WEST 20' OF LOT 9 BLOCK 1 CHRISTIAN HEIGHTS SUBDIVISION BY CARDINAL POINTS SERVICES, INC. DATED 7-30-2001 AND
7. 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.
8. THE PROPERTY LINE BETWEEN CORNERS 2A TO 4A IS A NEW DIVISION LINE.
9. ALL REFERENCES TO MINIMUM BUILDING LINES HAVE BEEN REMOVED PER REQUEST OF THE CITY OF ROANOKE, VA. FOR RECORDED MINIMUM SETBACK REQUIREMENTS SEE MAP BOOK 1, PAGE 191.



PLAT SHOWING
THE COMBINATION AND RESUBDIVISION
**LOTS 6, 7, 8,
WESTERLY 20' OF LOT 9
& THE ADJACENT VACATED ALLEY**

SEE ORDINANCE # 19275
BLOCK 1, MAP OF CHRISTIAN HEIGHTS
(M.B. 1, PG. 191)
CREATING

**LOT 6A (11,324 S.F.) &
LOT 8A (5,476 S.F.)**

PROPERTY OF
DENNIS R. LEMASTER

SITUATED AT #1424 & 1428 BUENA VISTA BOULEVARD S.E.
ROANOKE CITY, VIRGINIA