

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOHN W. McLAUGHLIN AND MARIA EANES ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6, TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NO. 050012942.

THAT JENNIFER J. LUCKAY IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 4 THRU 15 TO 4, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 060014218.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE PROPERTY SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA, AS AMENDED, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

John W. McLaughlin 6-18-08
JOHN W. McLAUGHLIN DATE

Maria Eanes McLaughlin 6/19/08
MARIA EANES DATE

Jennifer J. Luckay 6/19/20
JENNIFER J. LUCKAY DATE

STATE OF VIRGINIA TO WIT:
City of Roanoke

I, Loretta W. Keffler, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, HEREBY CERTIFY THAT John W. McLaughlin, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME ON THIS 18 DAY OF June, 2008.

Loretta W. Keffler April 30, 2012
NOTARY PUBLIC MY COMMISSION EXPIRES
REGISTRATION # 243063

STATE OF VIRGINIA TO WIT:
City of Roanoke

I, Loretta W. Keffler, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, HEREBY CERTIFY THAT Maria Eanes McLaughlin, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME ON THIS 19 DAY OF June, 2008.

Loretta W. Keffler April 30, 2012
NOTARY PUBLIC MY COMMISSION EXPIRES
REGISTRATION # 243063

STATE OF VIRGINIA TO WIT:
City of Roanoke

I, Kelli M. Fink, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, HEREBY CERTIFY THAT Jennifer J. Luckay, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME ON THIS 19 DAY OF June, 2008.

Kelli M. Fink February 28, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES
REGISTRATION # 7053831

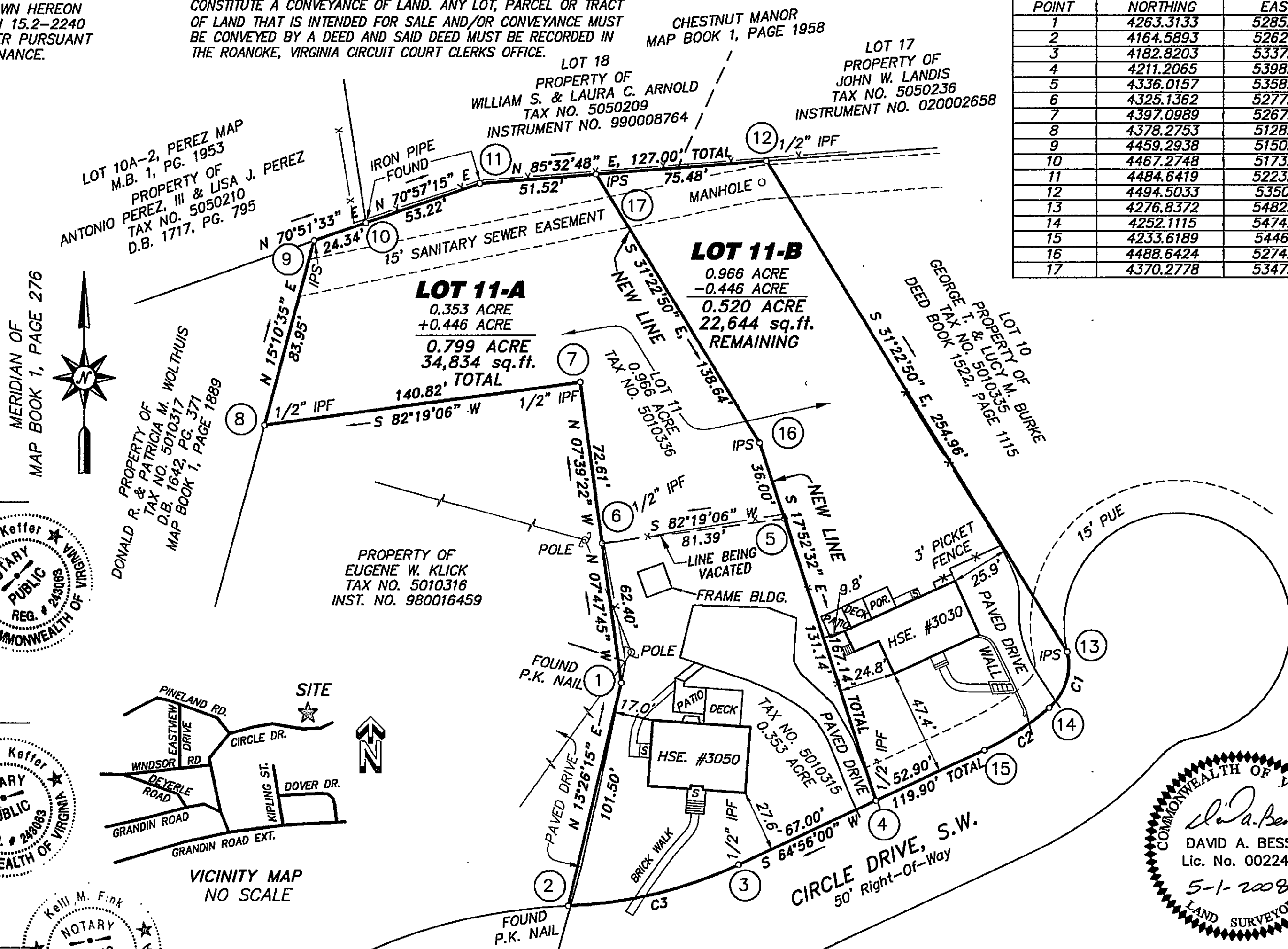
GENERAL NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE FLOOD INSURANCE RATE MAP NO. 51161C0142G, EFFECTIVE DATE SEPTEMBER 28, 2007).
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. CORNERS 16 AND 17 ARE NEW CORNERS.
4. THE RECORDATION OF THIS PLAT OF COMBINATION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	27.33'	25.00'	S 17°56'42" W	25.99'	62°38'19"
C2	34.16'	125.00'	S 57°06'18" W	34.05'	15°39'23"
C3	78.04'	195.00'	S 76°24'00" W	77.52'	22°56'00"

**BOUNDARY COORDINATES
(ORIGIN ASSUMED)**

POINT	NORTHING	EASTING
1	4263.3133	5285.8894
2	4164.5893	5262.2917
3	4182.8203	5337.6489
4	4211.2065	5398.3385
5	4336.0157	5358.0847
6	4325.1362	5277.4252
7	4397.0989	5267.7514
8	4378.2753	5128.1952
9	4459.2938	5150.1736
10	4467.2748	5173.1680
11	4484.6419	5223.4745
12	4494.5033	5350.0911
13	4276.8372	5482.8543
14	4252.1115	5474.8467
15	4233.6189	5446.2561
16	4488.6424	5274.8392
17	4370.2778	5347.0345



LEGEND

- IPF.....IRON PIN FOUND
- IPS.....IRON PIN SET
- x—.....FENCE LINE
- +—.....OVERHEAD UTILITY LINES
- PUE.....PUBLIC UTILITY EASEMENT
-UTILITY POLE

SCALE: 1 INCH = 40 FEET



**PLAT OF RE-SUBDIVISION AND COMBINATION MADE FOR
JOHN W. McLAUGHLIN & MARIA EANES
AND JENNIFER J. LUCKAY**

SHOWING THE RE-DIVISION OF LOT 11 (0.966 ACRE), DOUGLAS W. & GEORGEANN McDOWALL AND ETHEL V. WOOD PLAT RECORDED IN M.B. 1, PG. 276, ALSO KNOWN AS LOT 11, WINDSOR HILLS NO. 2 CREATING A 0.446 ACRE TRACT BEING COMBINED HEREON WITH THE ADJOINING 0.353 ACRE LOT TO CREATE LOT 11-A (0.799 ACRE) AND LOT 11-B (0.520 ACRE) LOCATED ON CIRCLE DRIVE, SW

CITY OF ROANOKE, VIRGINIA

DATED: MAY 1, 2008

SCALE: 1" = 40'

M.B. 1, PG. 3352

**ACS
DESIGN**

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

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APPROVED: [Signature]

AGENT, CITY OF ROANOKE PLANNING COMMISSION

6/25/08

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 11:23 O'CLOCK P.M. ON THIS 26 DAY OF JUNE, 2008.

TESTE: BRENDA S. HAMILTON, CLERK

BY [Signature] DEPUTY CLERK

D-08099 N.B. 142