

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROBERT F. ST. CLAIR, III IS THE OWNER OF LOT 1 AND LOT 2, BLOCK 6, LAUREL TERRACE RECORDED IN PLAT BOOK 1, PAGES 358 AND 359 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 8, 9, 10 TO 1 INCLUSIVE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY GABRIEL E. SAKER BY DEED DATED JUNE 28, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN AS INSTRUMENT NO. 040011053.

THAT TCIF BAR, LLC IS THE OWNER OF LOT 3 AND LOT 4, BLOCK 6, LAUREL TERRACE, BOUNDED BY OUTSIDE CORNERS 3 THRU 8 TO 3 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY EQUITY TRUSTEES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, SUBSTITUTE TRUSTEES UNDER A DEED OF TRUST FROM ROBERT F. ST. CLAIR, III BY DEED DATED MAY 12, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 060007494.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE THE LOT LINES 2-9, 3-8 AND 4-7 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Robert F. St. Clair, III 7/11/08
ROBERT F. ST. CLAIR, III - OWNER
INST. NO. 040011053

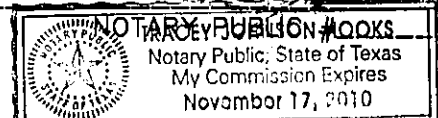
Mary De Vita 7/7/08
MEMBER TCIF BAR, LLC - OWNER
INST. NO. 060007494

STATE OF VIRGINIA
County of **DALLAS**

TO WIT:
Tanya Johnson Hales
A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT **MARY DE VITA** WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7 DAY OF July, 2008.

MY COMMISSION EXPIRES:

11-17-10



STATE OF VIRGINIA
County of **Roanoke**

TO WIT:
Janice P. Kelly
A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT **ROBERT F. ST. CLAIR, III** WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7 DAY OF July, 2008.

MY COMMISSION EXPIRES:

12-31-09
Commonwealth of Virginia
My Commission Expires Dec 31, 2009

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0166 G, EFFECTIVE DATE: SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

ROANOKE CITY NOTES:

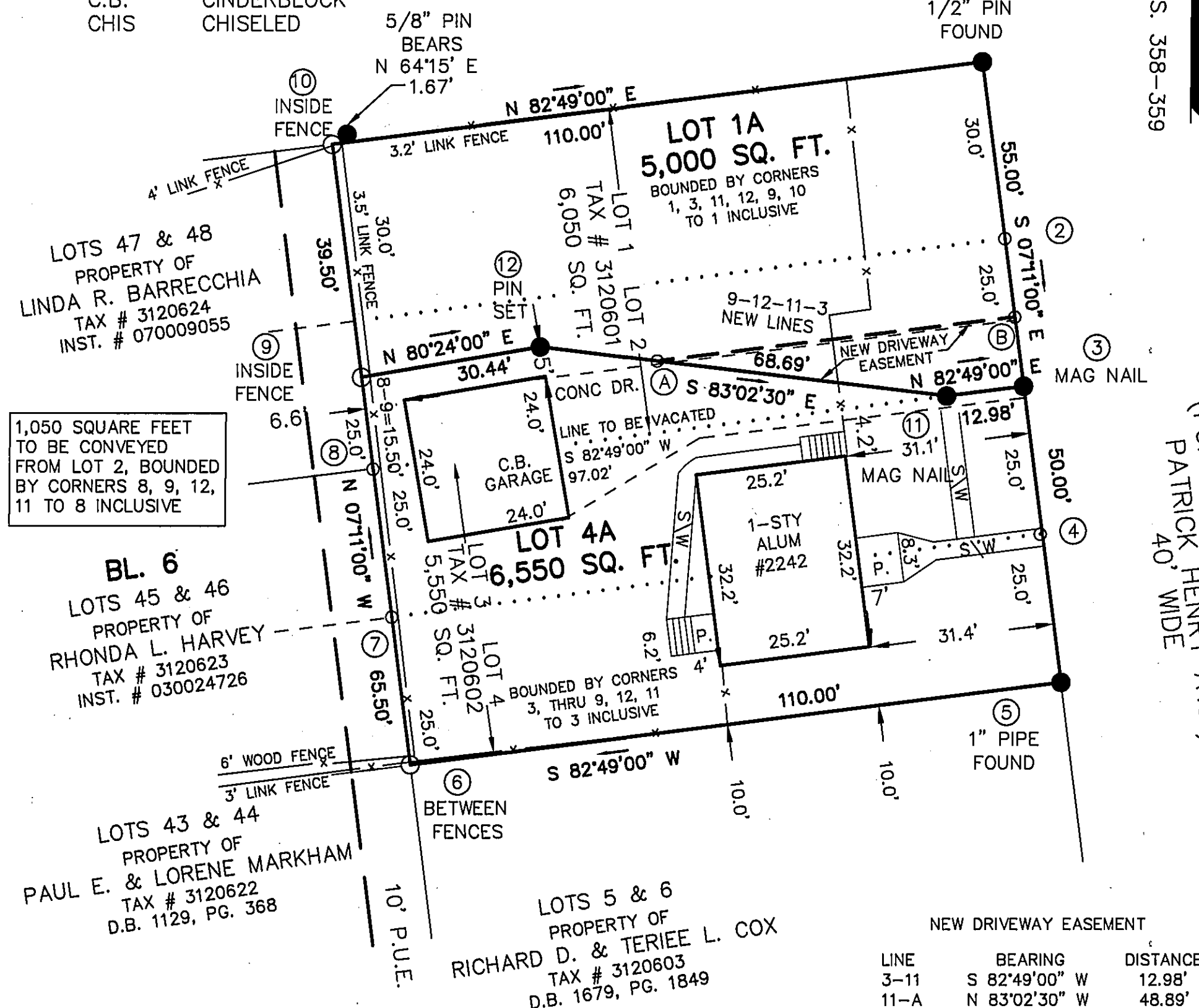
1. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

APPROVED: **[Signature]** 7/17/08
AGENT, CITY OF ROANOKE
PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:08 O'CLOCK A.M. ON THIS 17 DAY OF JULY, 2008.

TESTE: **Brenda S. Hamilton**
CLERK
BY: **[Signature]**
DEPUTY CLERK

LEGEND
P.U.E. PUBLIC UTILITY EASEMENT
-X- EXISTING FENCE
SQ.FT. SQUARE FEET
S/W SIDEWALK
STY STORY
CONC CONCRETE
DR DRIVE
P PORCH
ALUM ALUMINUM
C.B. CINDERBLOCK
CHIS CHISELED



REFERENCE MAPS:

1. PHYSICAL IMPROVEMENT SURVEY FOR CHARLES E. WILLIAMS & LOUVENIA WILLIAMS BY T. P. PARKER & SON DATED JULY 11, 1994.
2. PLAT OF LAUREL TERRACE ADDITION TO THE CITY OF ROANOKE BY C.B. MALCOLM, S.R.E. DATED MAY 10, 1926 AND RECORDED IN P.B. 1, PGS. 358 & 359 (ROANOKE COUNTY).



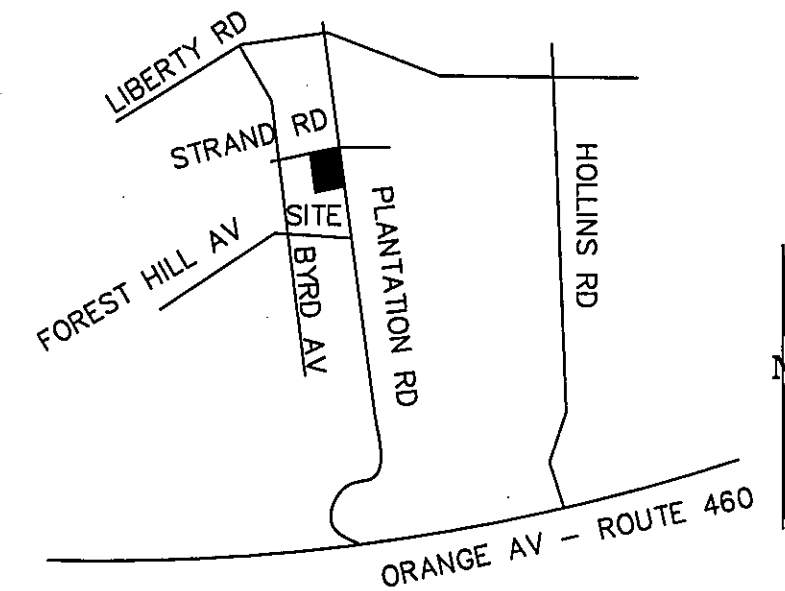
GRAPHIC SCALE

CLOSED BY LRD FEB. 4, 2008

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. ROBERT F. ST. CLAIR, III IS AN OWNER OF RECORD, SEE INST. NO. 040011053. TCIF BAR, LLC IS AN OWNER OF RECORD, SEE INST. NO. 060007494.

MERIDIAN OF P.B. 1, PGS. 358-359

PLANTATION RD., N.E.
(FORMERLY KIMBALL AVE. & PATRICK HENRY AVE.)
40' WIDE



LOCATION MAP
NO SCALE

TRACT "1A"

CORNER	NORTHING	EASTING
1	5415.98	4551.02
3	5361.42	4557.90
11	5359.79	4545.02
12	5368.12	4476.84
9	5363.04	4446.83
10	5402.23	4441.89
1	5415.98	4551.02

TRACT "4A"

CORNER	NORTHING	EASTING
3	5361.42	4557.90
5	5311.81	4564.15
6	5298.06	4455.02
9	5363.04	4446.83
12	5368.12	4476.84
11	5359.79	4545.02
3	5361.42	4557.90

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM

PLAT FOR
ROBERT F. ST. CLAIR, III
AND
TCIF BAR, LLC

SHOWING RESUBDIVISION OF LOTS 1, 2, 3 & 4, BLOCK 6
LAUREL TERRACE, P.B. 1, PGS. 358 & 359 (ROANOKE COUNTY)
11,550 SQUARE FEET
CREATING HEREON LOT "1A" (5,000 SQUARE FEET) AND
LOT "4A" (6,550 SQUARE FEET)
SITUATE ON PLANTATION ROAD, N.E.
CITY OF ROANOKE, VIRGINIA

TAX NO. 3120601 & 3120602
DRAWN: LRD
CALC.: LRD
N.B.: JL-1

SCALE: 1" = 20'
DATE: FEBRUARY 7, 2008
W.O. 07-0435-01
REV: FEBRUARY 28, 2008



parker
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