

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT F. W. WEBB PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 13 TO 1, INCLUSIVE, AND BEING A PORTION 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 080003423.

THAT DANA LYNNE WEBB IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 14 TO 10 TO 9 TO 8 TO 15 TO 16 TO 17 TO 14, 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 050021666.

THE SAID OWNERS HEREBY CERTIFY THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 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:

F. W. WEBB PROPERTIES, LLC

BY: [Signature] ITS: Manager

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Bonnie L. Clayton, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Farren W. Webb Manager WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF July, 2008.

Bonnie L. Clayton REG. # 138126
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-2010

Dana Lynne Webb
DANA LYNNE WEBB

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Bonnie L. Clayton, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Dana Lynne Webb WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF July, 2008.

Bonnie L. Clayton REG. # 138126
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-2010

APPROVED: [Signature] 7/28/08
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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 2:25 O'CLOCK P.M. ON THIS 28 DAY OF July, 2008, IN MAP BOOK 1, PAGE 3366.

TESTE: BRENDA S. HAMILTON

[Signature]
CLERK
DEPUTY CLERK

NOTES:

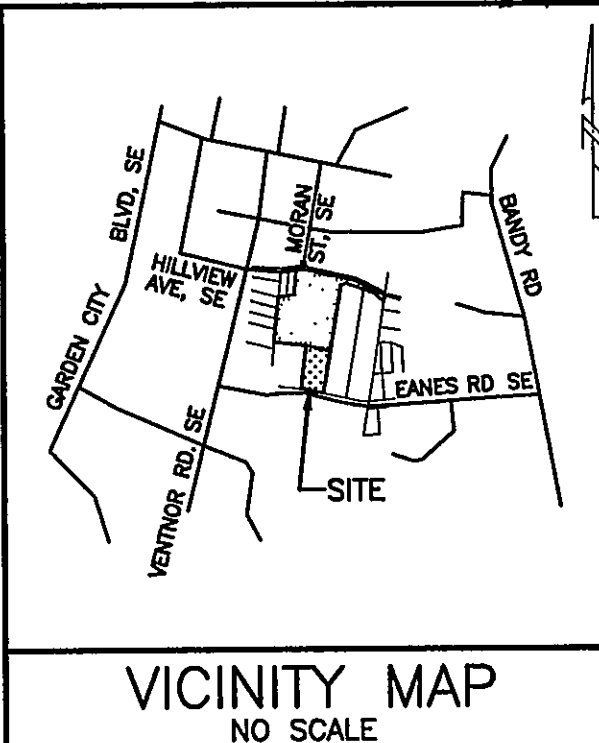
- OWNER OF RECORD: F. W. WEBB PROPERTIES, LLC
LEGAL REFERENCES: INSTRUMENT #080003423; MAP BOOK 1, PAGE 2335
ORIGINAL TAX MAP #4400615
- OWNER OF RECORD: DANA LYNNE WEBB
LEGAL REFERENCE: INSTRUMENT #050021666, MAP BOOK, PAGE 231
SURVEY FOR WENDELL TRAIL RECORDED IN DEED BOOK 1442, PAGE 115
ORIGINAL TAX MAP #4400614
- DESCRIPTION FOR TAX MAP PARCEL #4400614 AS RECORDED IN INSTRUMENT #050021666 DOES NOT MATHEMATICALLY CLOSE. PROPERTY LINES AS SHOWN HEREON ARE BASED UPON MONUMENTS FOUND IN THE FIELD AND DESCRIPTIONS OF SURROUNDING PARCELS AND MAY NOT CONFORM TO OTHER DEEDS AND PLATS OF RECORD.
- THE "PROPOSED 50' ROAD R/W" ON LOT 3A (AS SHOWN ON PLATS RECORDED IN DEED BOOK 1442, PAGE 115 AND MAP BOOK 1, PAGE 2335) IS UNDEVELOPED. TAX MAP PARCEL NUMBER 4400607 IS ACCESSSED BY EANES ROAD, S.E. LOT 3A WILL BE ACCESSSED BY HILLVIEW AVENUE, S.E.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 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. THIS OPINION IS BASED UPON AN EXAMINATION OF FEMA MAP #51161C0256 G (REVISED DATE: SEPTEMBER 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	862.0021	5267.3216
2	866.9214	5314.1262
3	777.5427	5646.1464
4	670.5828	5834.6852
5	631.3321	5826.8183
6	689.2819	5771.6656
7	763.9877	5588.2998
8	728.0825	5479.9440
9	787.8031	5376.1565
10	366.3296	5306.3820
11	401.0544	5096.6269
12	693.1375	5140.2791
13	704.0085	5243.7093
14	86.6398	5260.0797
15	752.2962	5553.0167
16	325.2936	5463.4222
1	862.0021	5267.3216

ACREAGE TABLE

2.630 ACRES TAX MAP PARCEL #4400614
- 1.6174 ACRES TO TAX MAP PARCEL #4400615
1.0126 ACRES REMAINING PARCEL 1

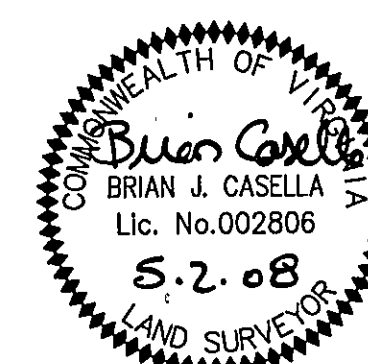
2.514 ACRES TAX MAP PARCEL #4400615
+ 1.6174 ACRES FROM TAX MAP PARCEL #4400614
4.1314 ACRES LOT 3A



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

Brian J. Casella
BRIAN J. CASELLA 002806

RESUBDIVISION PLAT FOR
F. W. WEBB PROPERTIES, LLC
& DANA LYNNE WEBB
BEING THE RESUBDIVISION OF LOT 3
AS SHOWN ON
RESUBDIVISION PLAT FOR CHEE-CHIE W. AND WINDELL TRAIL
MAP BOOK 1, PAGE 2335
AND
TAX MAP PARCEL #4400614
INSTRUMENT #050021666
LESS AND EXCEPT PROPERTY DEDICATED FOR PUBLIC STREETS
MAP BOOK 1, PAGE 231
CREATING HEREON
LOT 3A (4.1314 ACRES)
AND PARCEL 1 (1.0126 ACRES)
SITUATED BETWEEN HILLVIEW AVENUE, SE AND EANES ROAD, SE
CITY OF ROANOKE, VIRGINIA
SURVEYED MAY 2, 2008
JOB #R0810150.00
SCALE: 1"= 60'
SHEET 1 OF 2



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PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

