

08070

Map Bk 1 Page 3401

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ZOE HORSLEY IS THE FEE SIMPLE OWNER OF LOT B-2 SHOWN HEREON, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 040009208.

THAT HAZEL E. THIERRY IS THE FEE SIMPLE OWNER OF LOT B-1 SHOWN HEREON, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN WILL BOOK 51, PAGE 779.

THE PLATTING OF THE LAND SHOWN HEREON AND THE DEDICATION OF EASEMENTS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER 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.

Hazel E. Thierry  
HAZEL E. THIERRY

Zoe Horsley  
ZOE HORSLEY

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE:

I, FRANKLIN SYKES, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT HAZEL E. THIERRY, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20TH DAY OF JUNE, 2008.

Franklin Sykes  
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 31, 2009  
REGISTRATION NO. 357361

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE:

I, FRANKLIN SYKES, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT ZOE HORSLEY, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20TH DAY OF JUNE, 2008.

Franklin Sykes  
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 31, 2009  
REGISTRATION NO. 357361

Agent for the City of Roanoke, Virginia Planning Commission

7/18/08

AGENT FOR THE CITY OF ROANOKE, VIRGINIA PLANNING COMMISSION DATE

CLERK'S STATEMENT:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGEMENT THERETO ANNEXED, TO RECORD AT 10:33 O'CLOCK A.M. ON THIS THE 19 DAY OF SEPTEMBER, 2008 AND RECORDED IN MAP BOOK 1, PAGE 3401.

BY: Brenda S. Wilson, Clerk

CLERK

Katie Thomas  
DEPUTY CLERK

THE RECORDATION OF THIS PLAT 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 AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

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

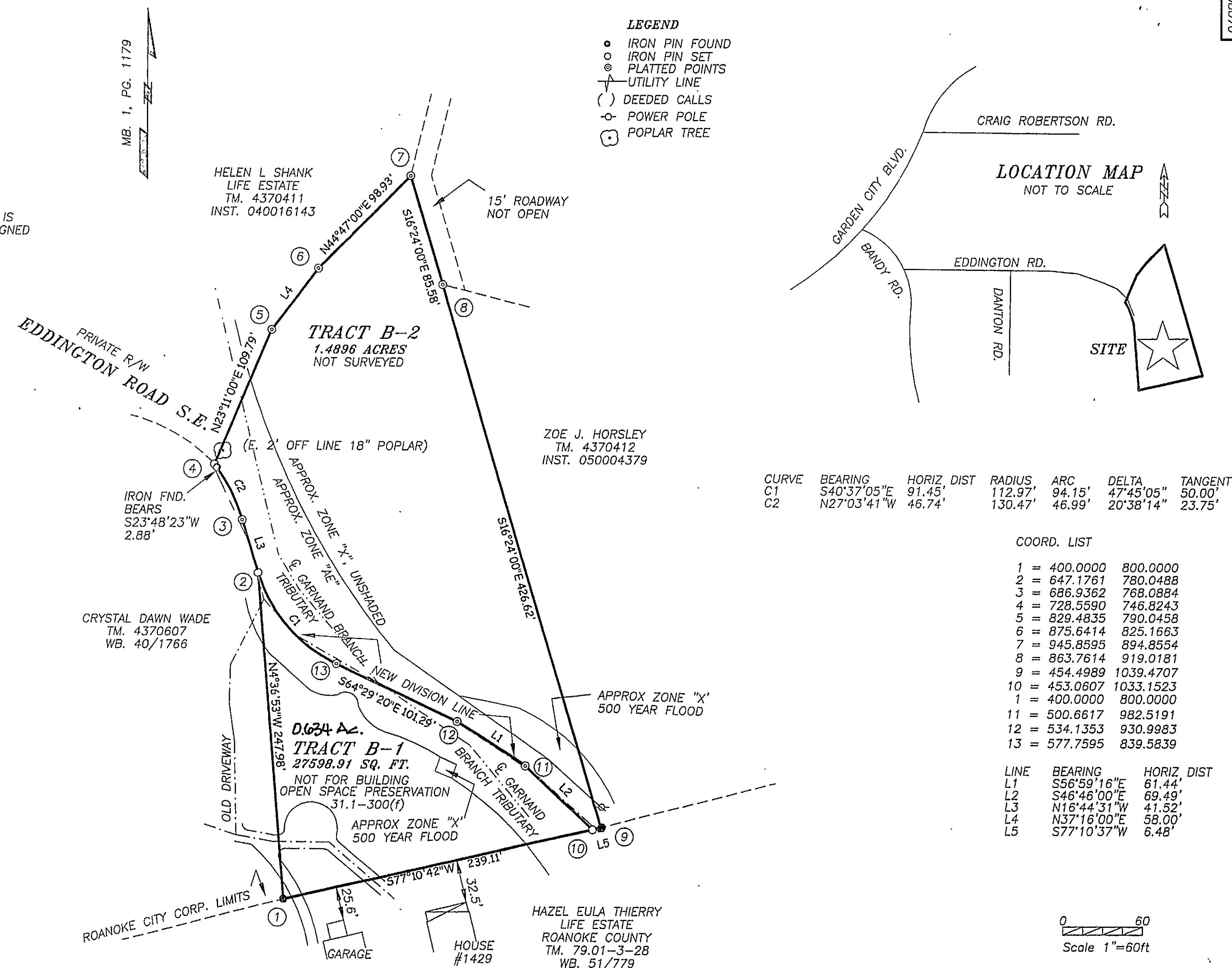
Ronald R. Clark  
RONALD R. CLARK, L.S.

NOTE:

A PORTION OF THIS PROPERTY IS IN A F.E.M.A. DEFINED ZONE "AE" AND A PORTION OF THE PROPERTY IS IN ZONE "X" AS SHOWN ON FEMA MAP NUMBER 51161C0256G, DATED 9/28/2007. ELEVATION NOT RUN IN THE FIELD.

## LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊙ PLATTED POINTS
- UTILITY LINE
- ( ) DEEDED CALLS
- POWER POLE
- ⊙ POPLAR TREE



CURVE	BEARING	HORIZ. DIST.	RADIUS	ARC	DELTA	TANGENT
C1	S40°37'05\"E	91.45'	112.97'	94.15'	47°45'05\"	50.00'
C2	N27°03'41\"W	46.74'	130.47'	46.99'	20°38'14\"	23.75'

## COORD. LIST

1	=	400.0000	800.0000
2	=	647.1761	780.0488
3	=	686.9362	768.0884
4	=	728.5590	746.8243
5	=	829.4835	790.0458
6	=	875.6414	825.1663
7	=	945.8595	894.8554
8	=	863.7614	919.0181
9	=	454.4989	1039.4707
10	=	453.0607	1033.1523
1	=	400.0000	800.0000
11	=	500.6617	982.5191
12	=	534.1353	930.9983
13	=	577.7595	839.5839

LINE	BEARING	HORIZ. DIST.
L1	S56°59'16\"E	61.44'
L2	S46°46'00\"E	69.49'
L3	N16°44'31\"W	41.52'
L4	N37°16'00\"E	58.00'
L5	S77°10'37\"W	6.48'

0 60  
Scale 1\"=60ft

CORRECTING THE NEED FOR HAZEL E. THIERRY SIGNATURE  
THAT WAS NOT ON MAP BOOK 1, PAGE 3312

CORRECTION PLAT  
**HORSLEY DIVISION #2**

SHOWING THE RESUBDIVISION OF A 2.123 ACRE TRACT, KNOWN AS NEW TRACT "B" FROM PLAT SHOWING SUBDIVISION OF PROPERTIES OF DANTON M. THIERRY AND HAZEL E. THIERRY  
MAP BOOK 1, PAGE 1179  
CREATING HEREON TRACT B-1 0.634 ACRE, NOT A BUILDING LOT & TRACT B-2, 1.490 ACRES, NOT SURVEYED  
LOCATED ON EDDINGTON ROAD S.E.  
CITY OF ROANOKE, VIRGINIA  
SCALE: 1\"= 60'



PREPARED BY:  
**CLARK SURVEYING**  
P.O. BOX 5575  
ROANOKE, VIRGINIA  
PHONE: (540) 362-1002

## NOTES:

TAX # 4370701  
SOURCE OF TITLE: INSTR. 040009208  
AND WILL BOOK 51, PG. 779  
NO TITLE REPORT FURNISHED

JOB #	08070
DATE	MAY 29, 2008
DISK	200

