

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AFFORDABLE HOME IMPROVEMENTS, INC. AND PETER BEARE ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 9 TO 1, INCLUSIVE, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT #060019083, AND ALL OF LOT 12 AS SHOWN ON PLAT FOR "BELLEVIEW CREEK", MAP BOOK 1, PAGES 3269-3272, BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFIES 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:

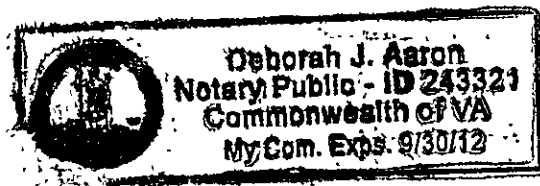
BY: Edward Lindzey ITS: President  
AFFORDABLE HOME IMPROVEMENTS, INC.

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Deborah J. Aaron, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Edward Lindzey, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9 DAY OF December, 2008.

Deborah J. Aaron REG. #243321  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-30-2012



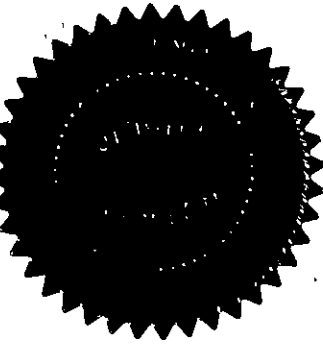
Peter Beare  
PETER BEARE (OWNER)

PROVIDENCE OF ONTARIO  
CANADA

I, BRADLEY FREDERICK COMEAU, A NOTARY PUBLIC IN AND FOR THE AFORESAID PROVIDENCE DO HEREBY CERTIFY THAT PETER BEARE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28 DAY OF NOVEMBER, 2008.

Bradley Frederick Comeau REG. #  
NOTARY PUBLIC

MY COMMISSION EXPIRES N/A



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

APPROVED: [Signature] 12/09/08  
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 9:41 O'CLOCK A.M. ON THIS 10 DAY OF DECEMBER, 2008, IN MAP BOOK 1, PAGE 3426.

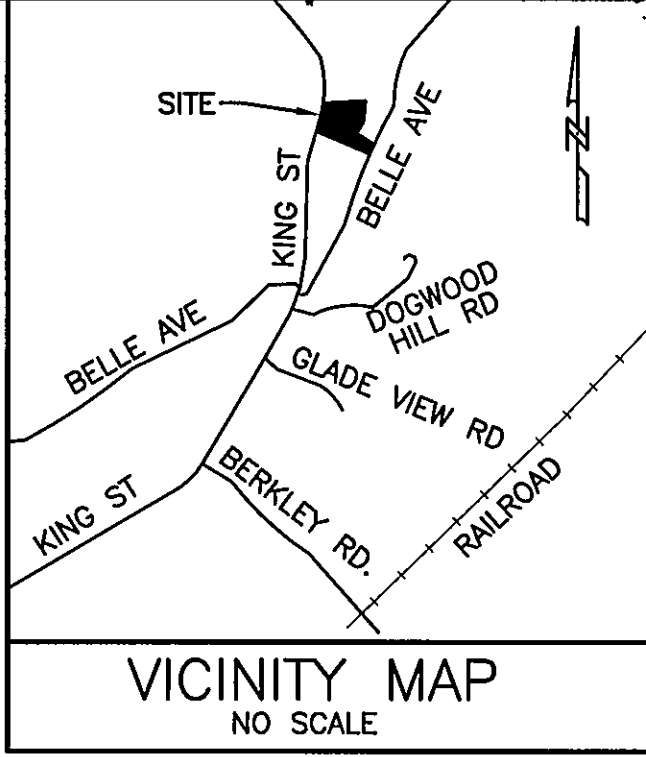
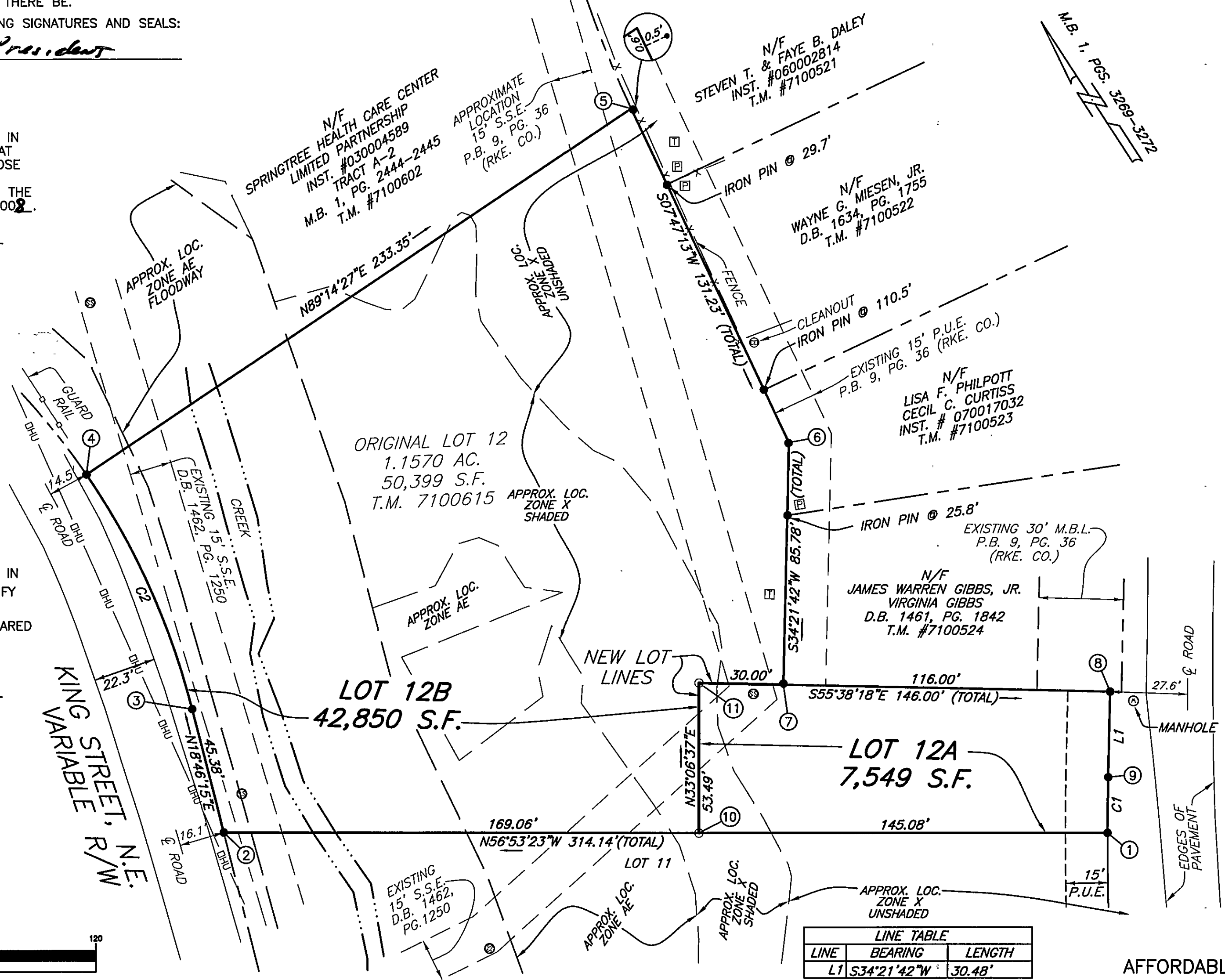
TESTE: Brenda S. Hamilton  
CLERK  
[Signature]  
DEPUTY CLERK

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 LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS. PROPERTY IS IN ZONES X (UNSHADED), X (SHADED), AE, & AE (FLOODWAY). THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF F.E.M.A. PANEL #51161C0167G (REVISED DATE: SEPTEMBER 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

NOTES:

1. OWNER OF RECORD: AFFORDABLE HOME IMPROVEMENTS, INC. AND PETER BEARE
2. LEGAL REFERENCES: INSTRUMENT #060019083 & MAP BOOK 1, PAGES 3269-3272
3. ORIGINAL TAX MAP #7100615
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PORTION OF 10' GAS EASEMENT LABELED AS (TO BE VACATED) ON PLAT FOR "BELLEVIEW CREEK" RECORDED IN MAP BOOK 1, PAGES 3269-3272, WAS QUITCLAIMED AND RELEASED IN INSTRUMENT #080013503.
6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ⊙ SANITARY SEWER MANHOLE
  - ⊠ TELEPHONE PEDESTAL
  - ⊡ ELECTRICAL PEDESTAL
  - P.U.E. PUBLIC UTILITY EASEMENT
  - M.B.L. MINIMUM BUILDING LINE
  - S.S.E. SANITARY SEWER EASEMENT
  - W.L.E. WATER LINE EASEMENT
  - APPROX. LOCATION
  - LOC. LOCATION
  - X — FENCE LINE
  - — — EDGE OF CREEK
  - DHU — OVERHEAD WIRES

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	6822.2549	6235.6265
2	6993.8570	5972.4925
3	7036.8252	5987.0957
4	7127.1076	6000.9552
5	7130.2088	6234.2815
6	7000.1883	6216.5007
7	6929.3776	6168.0852
8	6863.9055	6263.8422
9	6838.7445	6246.6389
10	6901.5059	6114.1014
11	6946.3101	6143.3205
1	6822.2549	6235.6265

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DELTA
C1	19.83'	908.70'	9.92'	S33°44'11"W	1°15'01"
C2	91.81'	261.88'	46.38'	N08°43'39"E	91.34' 20°05'12"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°21'42"W	30.48'

RESUBDIVISION PLAT FOR  
AFFORDABLE HOME IMPROVEMENTS, INC.  
& PETER BEARE

BEING THE RESUBDIVISION OF

LOT 12

BELLEVIEW CREEK

MAP BOOK 1, PAGES 3269-3272

CREATING HEREON

LOT 12A (7,549 SQUARE FEET) &

LOT 12B (42,850 SQUARE FEET)

SITUATED ON BELLE AVENUE, N.E.

& KING STREET, N.E.

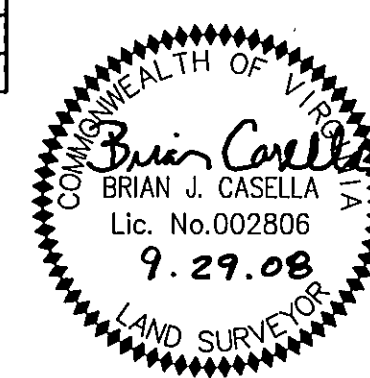
CITY OF ROANOKE, VIRGINIA

DATED SEPTEMBER 29, 2008

JOB #R0810424.00

SCALE: 1" = 30'

SHEET 1 OF 1



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

Brian Casella  
BRIAN J. CASELLA 002806

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

