

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DANNY R. CARTER AND PATRICIA A. CARTER ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 14 TO 1, INCLUSIVE WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED FEBRUARY 23, 2001, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 010002907 AND ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED DECEMBER 27, 2001, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #010019635.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.2-2240 THROUGH 15.2-2276 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE TO THE DESIRES OF THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREOF, IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON 19th DAY OF December 2008.

BY: Danny R. Carter
DANNY R. CARTER

BY: Patricia A. Carter
PATRICIA A. CARTER

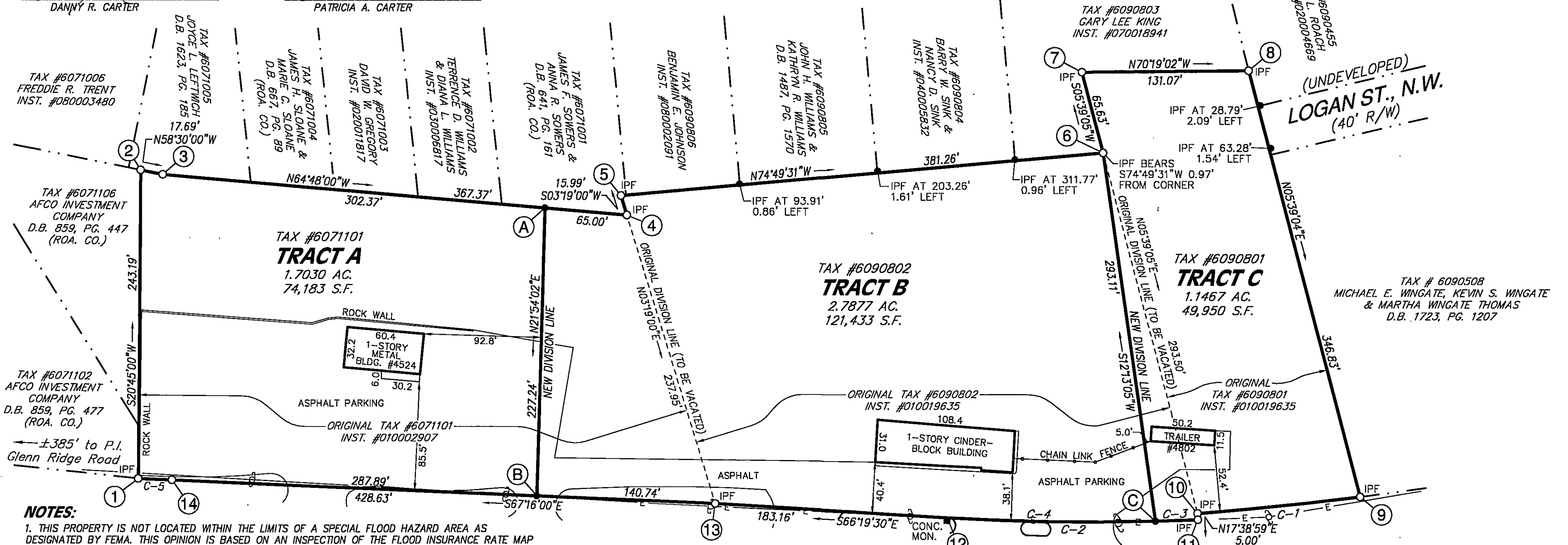
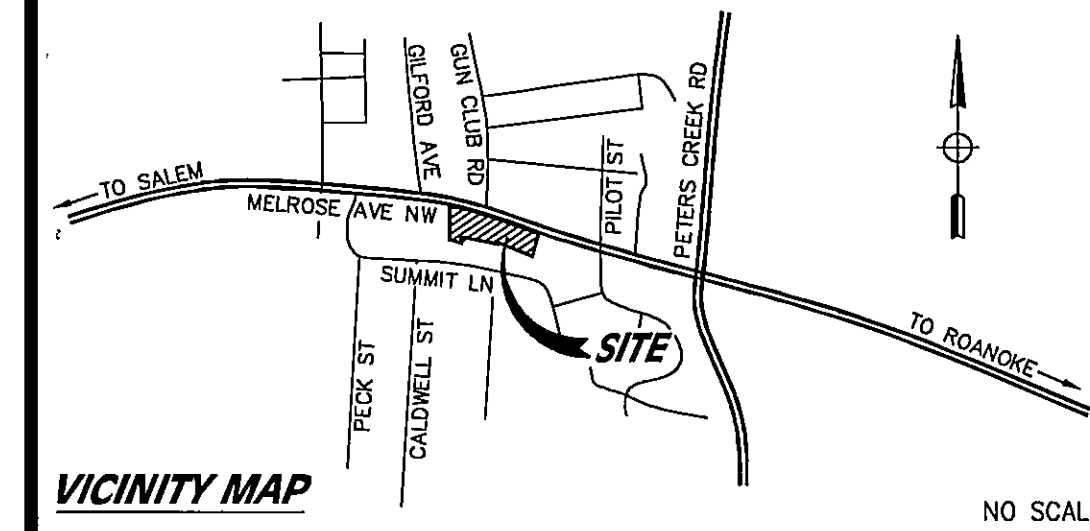
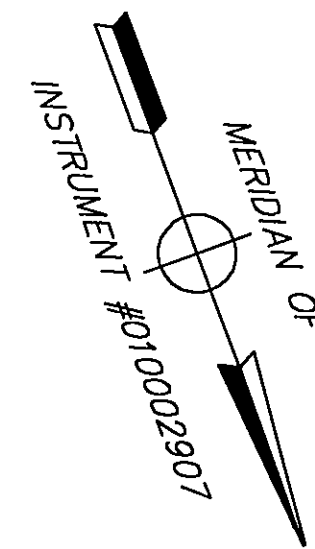
STATE OF VIRGINIA

City of Salem

I, Lanette Jay Patterson, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT DANNY R. CARTER AND PATRICIA A. CARTER, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON December 19th, 2008.

MY COMMISSION EXPIRES July 31, 2012 NO. 7184425

Lanette Jay Patterson
NOTARY PUBLIC



- NOTES:**
1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0142 G, DATED SEPTEMBER 28, 2007, AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE, PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
 5. THE INTENT OF THIS PLAT IS TO COMBINE AND RESUBDIVIDE ROANOKE CITY TAX PARCELS 6090801, 6090802 AND 6071101.
 6. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 7. 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 AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
 8. THE ORIGINAL DIVISION LINES FROM CORNER 4 TO CORNER 13 AND FROM CORNER 6 TO CORNER 10 ARE TO BE VACATED.

BOUNDARY COORDINATES		
ORIGIN ASSUMED		
CORNER#	NORTHING	EASTING
1	4211.6733	9310.7358
2	3984.2541	9224.5743
3	3993.4971	9209.4911
4	4149.9156	8877.0848
5	4133.9550	8876.1599
6	4233.7541	8508.1979
7	4168.4390	8501.7346
8	4212.5850	8378.3228
9	4557.7294	8412.4747
10	4525.8268	8537.1002
11	4530.5906	8538.6159
12	4461.0156	8723.1065
13	4387.4678	8890.8513
14	4221.8270	9286.1824
1	4211.6733	9310.7358

TOTAL AREA = 5.6374 AC., 245,566 S.F.

LEGEND

- AC. ACRES
- S.F. SQUARE FEET
- D.B. DEED BOOK
- M.B. MAP BOOK
- P.G. PAGE
- IPF IRON PIN FOUND
- INST. INSTRUMENT
- R/W RIGHT-OF-WAY
- (ROA. CO.) DEED RECORDED IN ROANOKE COUNTY
- UTILITY POLE

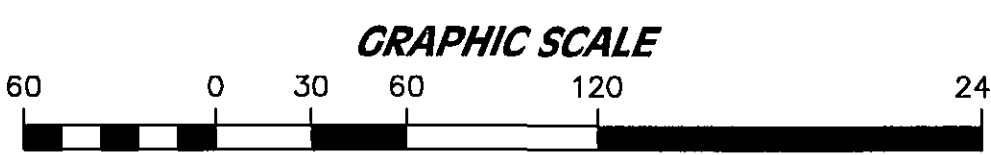
MELROSE AVENUE, N.W.
U.S. ROUTE 460
VARIABLE WIDTH R/W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	2915.74'	128.65'	64.34'	128.64'	S 75°38'29" E
C2	1875.86'	197.26'	98.72'	197.17'	S 69°20'15" E
C3	1875.86'	33.27'	16.64'	33.27'	S 71°50'31" E
C4	1875.86'	163.99'	82.05'	163.94'	S 68°49'46" E
C5	5779.58'	26.57'	13.29'	26.57'	S 67°32'00" E

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JANUARY 5, 2009 AT 3:49 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON
[Signature]
DEPUTY CLERK



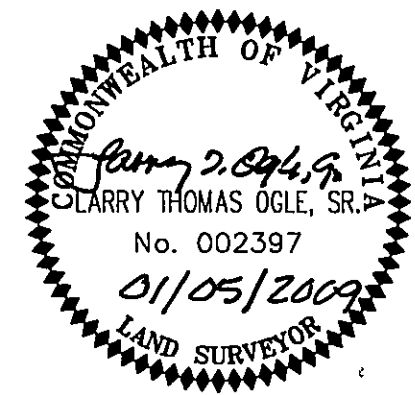
APPROVED:

[Signature]

AGENT, CITY OF ROANOKE PLANNING COMMISSION

1/05/2009
DATE

PLAT SHOWING THE COMBINATION AND RESUBDIVISION OF THE PROPERTY OF DANNY R. CARTER & PATRICIA A. CARTER CREATING HEREON
TRACT A (1.7030 AC.),
TRACT B (2.7877 AC.) &
TRACT C (1.1467 AC.)
SITUATED ALONG MELROSE AVENUE, N. W.
CITY OF ROANOKE, VIRGINIA
SURVEYED JUNE 25, 2008
SCALE: 1" = 60'



REVISIONS

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2
3
4

LARRY T. OGLE, L.S., L.C.
LAND SURVEYOR

SHEET
1
OF 1

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