

ME\08061\DWGS\PLAT

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SHAWN F. & LAURA M. O'NEILL ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 050012963.

SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 050012964 LISTING R. BRIAN BALL AS TRUSTEE AND NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA AS BENEFICIARY.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNERS AS REQUIRED BY SECTION 15.2-2240 THROUGH 2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

Shawn F. O'Neill 3-21-09  
SHAWN F. O'NEILL DATE:

Laura M. O'Neill 3-21-09  
LAURA M. O'NEILL DATE:

R. Brian Ball 3-27-09  
R. BRIAN BALL, TRUSTEE DATE:

Crystal A. Carter-Rhodes 4/25/09  
NATIONAL CITY MORTGAGE, BENEFICIARY  
CRYSTAL A. CARTER-RHODES  
ASSISTANT VICE PRESIDENT

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE - Montgomery County  
I, Mary Parrish, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CRYSTAL A. CARTER-RHODES, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF February, 2009.

Mary Parrish 2005-RE-10096  
NOTARY PUBLIC REGISTRATION NUMBER  
MY COMMISSION EXPIRES 2/28/2010

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Cathy L. Stephens, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT R. Brian Ball, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 27 DAY OF March, 2009.

Cathy L. Stephens 221201  
NOTARY PUBLIC REGISTRATION NUMBER  
MY COMMISSION EXPIRES 2/28/2010

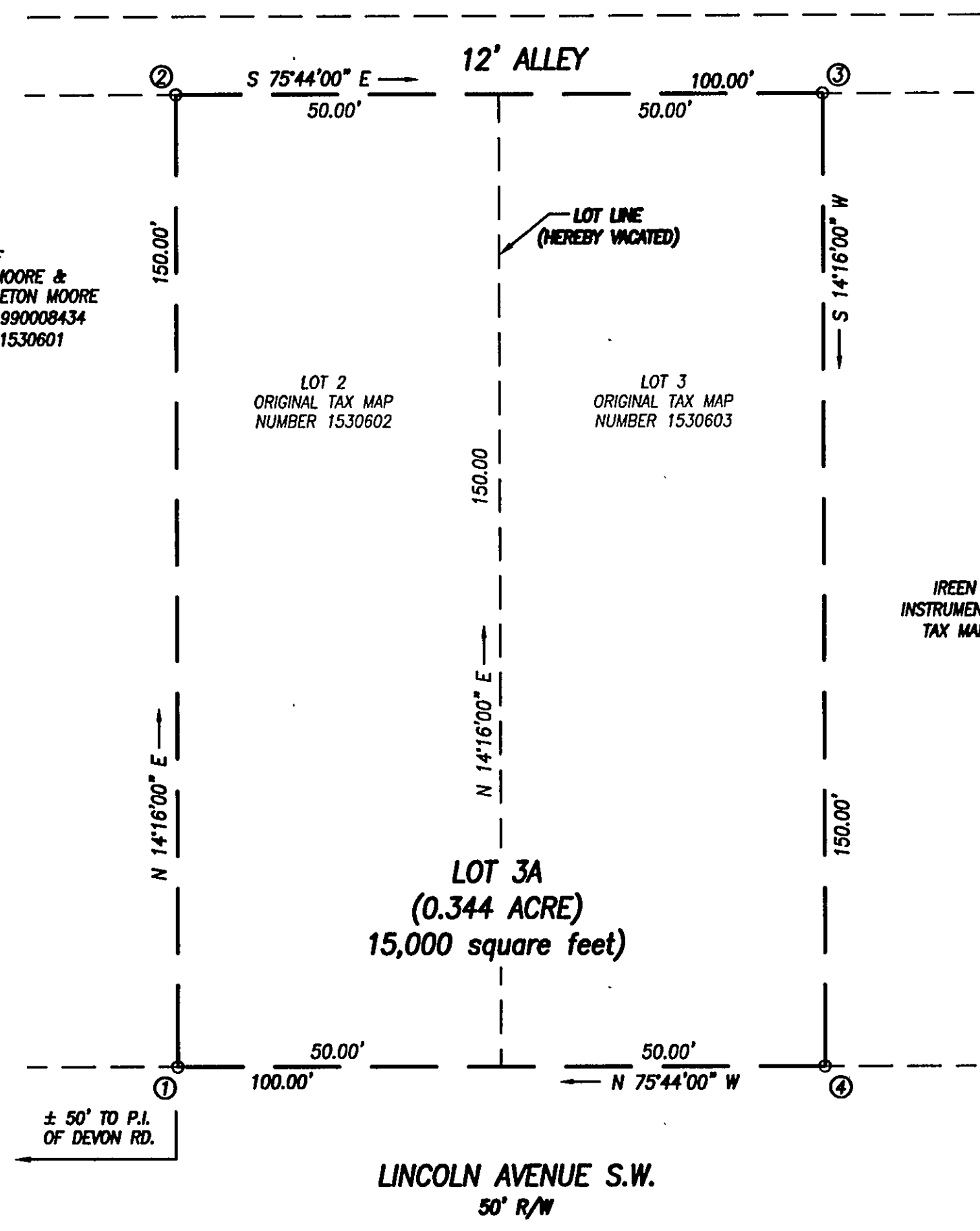
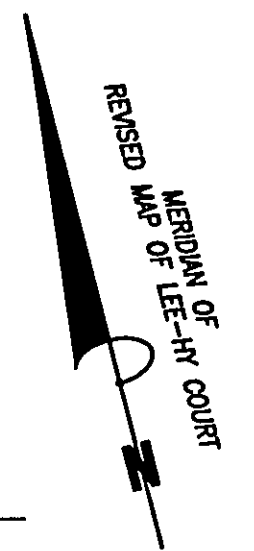
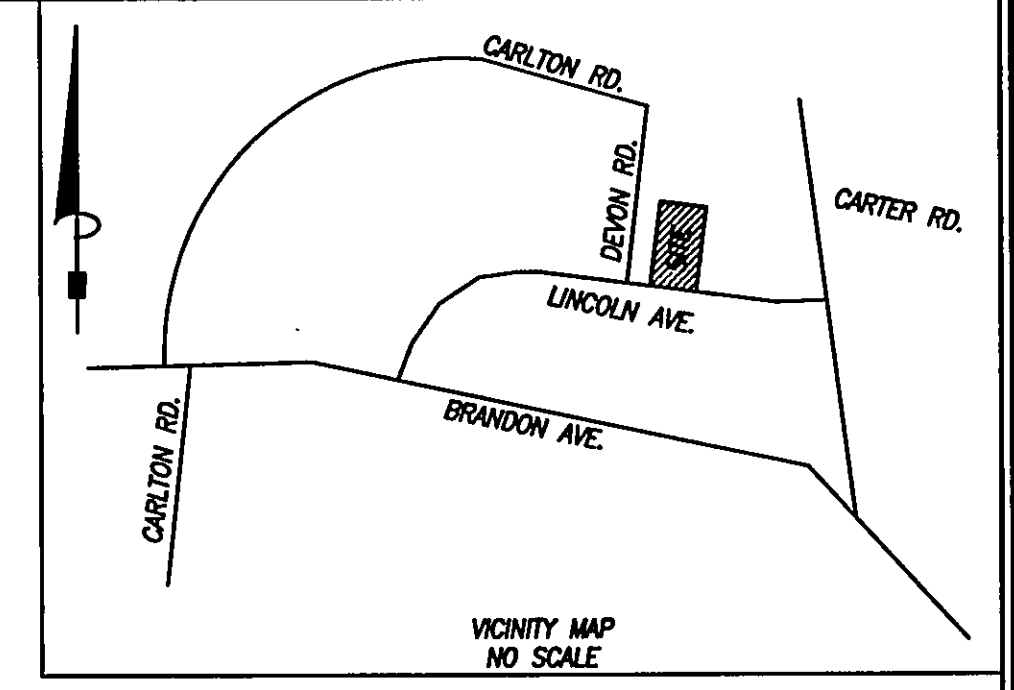
STATE OF VIRGINIA  
COMMONWEALTH AT LARGE - County of Roanoke  
I, Carrie Wilkinson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Shawn F. O'Neill, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21st DAY OF March, 2009.

Carrie Wilkinson 7091264  
NOTARY PUBLIC REGISTRATION NUMBER  
MY COMMISSION EXPIRES October 31, 2011

APPROVED: [Signature] 4/3/09  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 9:59 O'CLOCK A.M. ON THIS THE 9th DAY OF April, 2008, IN MAP BOOK 1, PAGE 3465

BY: Brenda S. Hamilton  
CLERK  
Katie Thomas  
DEPUTY CLERK



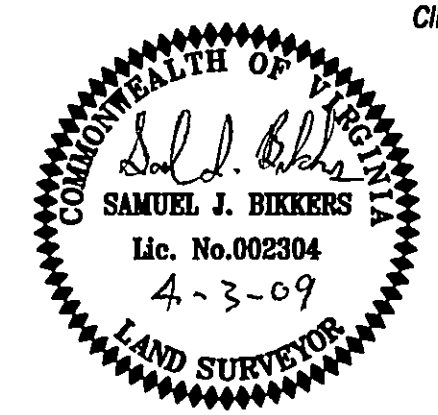
LEGEND	
---	DEED LINES
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY

COORDINATES (ASSUMED ORIGIN)		
CORNER	NORTHING	EASTING
1	4000.0000	6000.0000
2	4145.3739	6036.9653
3	4120.7304	6133.8812
4	3975.3565	6096.9159
1	4000.0000	6000.0000

NOTES:

- OWNER OF RECORD: SHAWN F. & LAURA M. O'NEILL
- LEGAL REFERENCE: INSTRUMENT# 050012963
- REFERENCE MAP: REVISED MAP OF LEE-HY COURT
- TAX MAP NUMBERS: 1530602 & 1530603
- NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
- THIS PLAT IS BASED ON RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X. SEE MAP NUMBER 51161C0163G, PANEL 163 OF 310, MAP REVISED: SEPTEMBER 28, 2007. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 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.

N/F  
IREEN Z. LOYOLA  
INSTRUMENT# 050018340  
TAX MAP# 1530604



VACATION AND COMBINATION PLAT FROM RECORDS FOR  
SHAWN F. & LAURA M. O'NEILL  
2239 LINCOLN AVENUE S.W.  
SHOWING THE COMBINATION OF LOTS 2 AND 3, BLOCK 2  
REVISED MAP OF LEE-HY COURT (TAX PARCELS 1530602 AND 1530603)  
CREATING HEREON  
3A (0.344 ACRE), 15,000 square feet  
SITUATED ALONG LINCOLN AVENUE, S.W.  
CITY OF ROANOKE, VIRGINIA  
SEPTEMBER 16, 2008  
E.C.I. PROJECT NUMBER 08061

ENGINEERING CONCEPTS, INC.  
20 S. ROANOKE ST., PO BOX 619  
FINCASTLE, VIRGINIA 24090  
540.473.1253 FAX: 540.473.1254



Drawn	SJB	20	0	20	40	60	1"=20'
Designed		Scale 1" = 20'					9-16-08
Checked	SJB						PROJECT: 08061
Approved	SJB						1 of 1