

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RANDALL L. WEBB AND JAMES R. WEBB ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED OCTOBER 17, 2008, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN D.B. INSTRUMENT #080013664.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 1st DAY OF MAY, 2009.

OWNERS

BY: Randall L. Webb
RANDALL L. WEBB, OWNER

BY: James R. Webb
JAMES R. WEBB, OWNER

STATE OF VIRGINIA
County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT RANDALL L. WEBB, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MAY 1, 2009, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 1, 2009.

MY COMMISSION EXPIRES ON July 31 2013 REG. # 303673

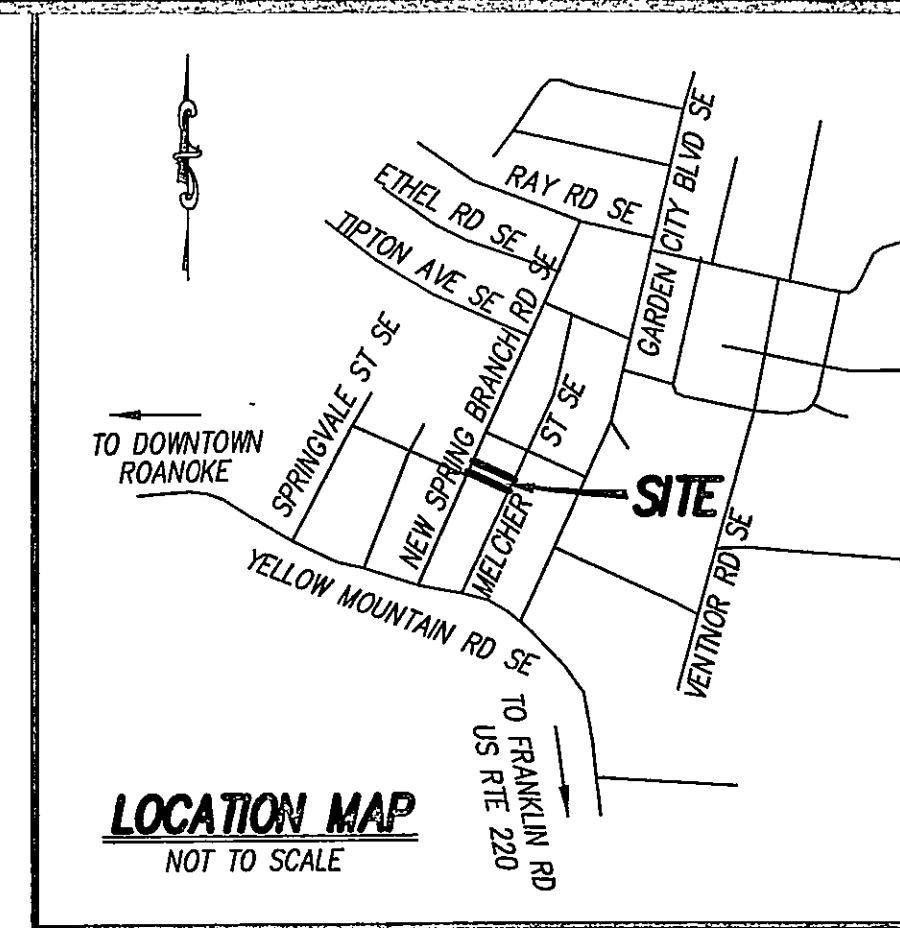
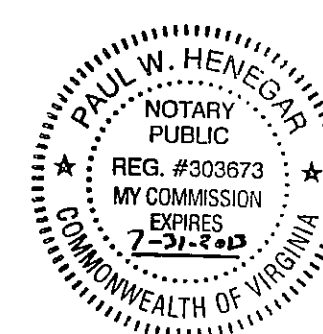
Paul W. Henegar
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

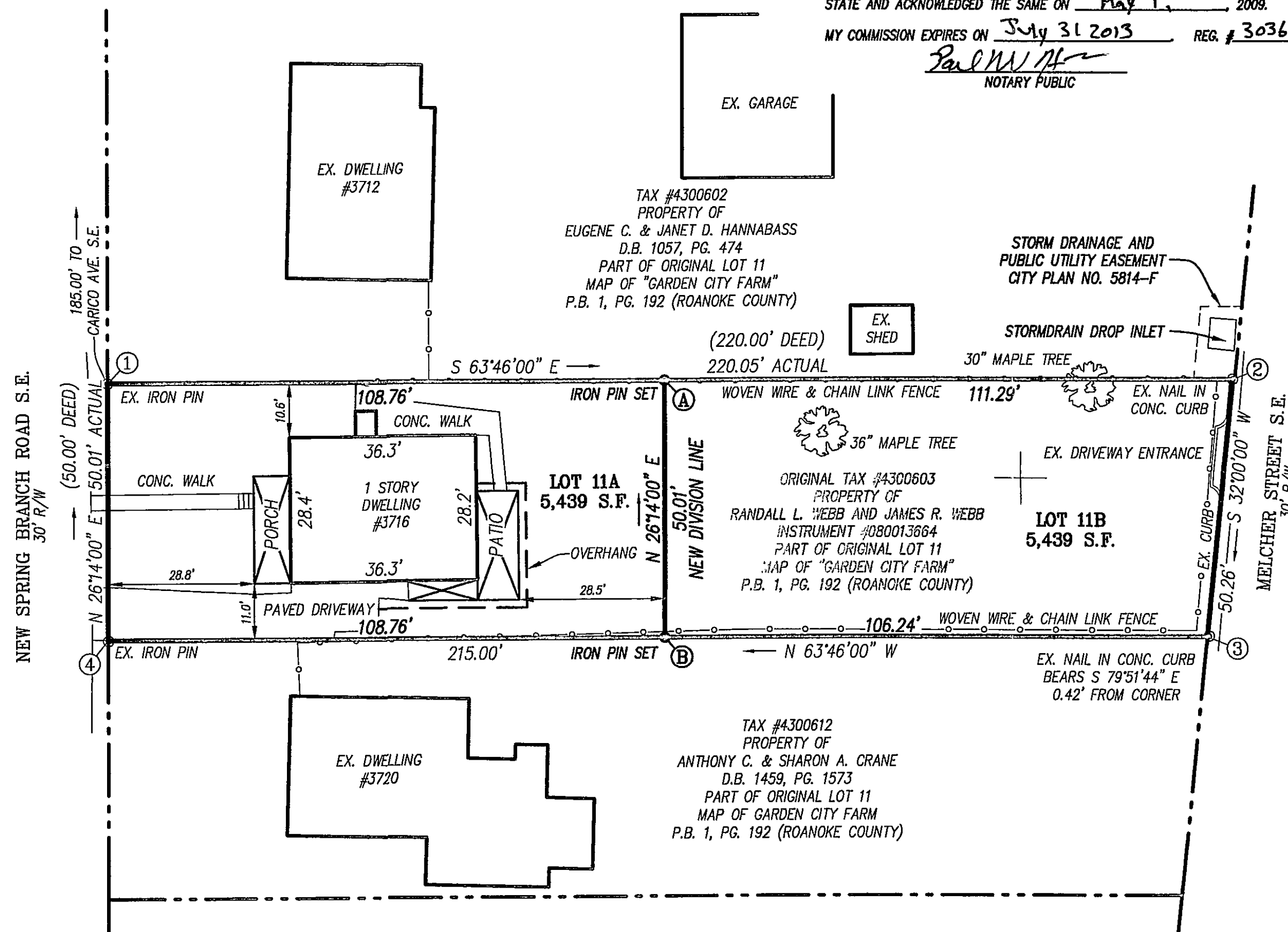
I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JAMES R. WEBB, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MAY 1, 2009, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 1, 2009.

MY COMMISSION EXPIRES ON July 31 2013 REG. # 303673

Paul W. Henegar
NOTARY PUBLIC



LEGEND	
P.B.	PLAT BOOK
D.B.	DEED BOOK
P.G.	PAGE
S.F.	SQUARE FEET
EX.	EXISTING
CONC.	CONCRETE
R/W	RIGHT OF WAY

**APPROVED:**

[Signature]
AGENT, CITY OF ROANOKE PLANNING COMMISSION

5/6/09
DATE

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 MAY 6, 2009, AT 3:23 O'CLOCK P.M.

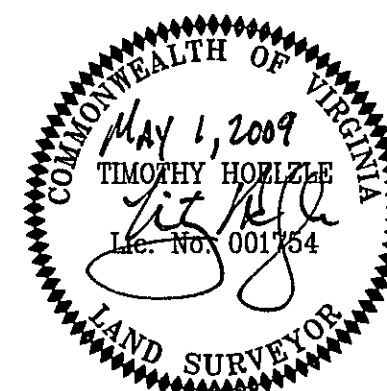
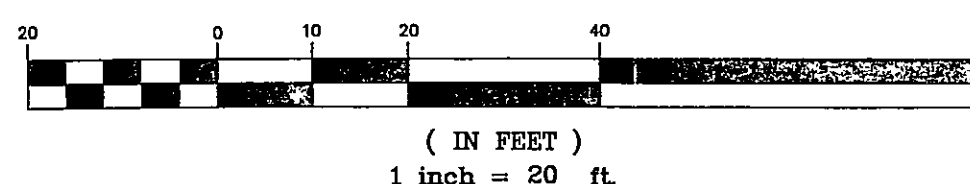
TESTEE: BRENDA S. HAMILTON

[Signature]
DEPUTY CLERK

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0256 G, MAP NUMBER 51161C0256G, DATED SEPTEMBER 28, 2007, UNSHADED ZONE "X".
5. LEGAL REFERENCE: INSTRUMENT #080013664, D.B. 1720, PG. 33 (PLAT).
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
7. THE PROPERTY LINE BETWEEN CORNERS A TO B IS A NEW DIVISION LINE.
8. WATER SERVICE AND SANITARY SEWER SERVICE IS AVAILABLE FROM MELCHER STREET S.E. AND NEW SPRING BRANCH ROAD S.E.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	5044.85007	5022.10139
A	4996.77614	5119.65720
2	4947.58186	5219.48654
3	4904.95896	5192.85279
B	4951.92100	5097.55331
4	4999.99493	4999.99750
1	5044.85007	5022.10139
AREA = 10,877 S.F.		

GRAPHIC SCALE

PLAT SHOWING
THE SUBDIVISION OF PART OF
ORIGINAL LOT 11 (10,877 S.F.)

MAP OF "GARDEN CITY FARM"
P.B. 1, PG. 192 (ROANOKE COUNTY)

CREATING NEW

**LOT 11A (5,439 S.F.) &
LOT 11B (5,439 S.F.)**

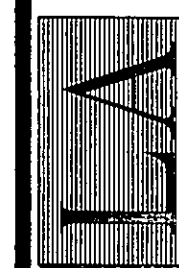
PROPERTY OF
**RANDALL L. WEBB AND
JAMES R. WEBB**

INSTRUMENT #080013664
SITUATED AT #3716 NEW SPRING BRANCH ROAD S.E.
ROANOKE CITY, VIRGINIA

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LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: May 1, 2009
COMM. NO.: 09-062
SCALE: 1" = 20'
SHEET 1 OF 1