

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD H. KEPLEY AND GAIL G. KEPLEY ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON, BOUNDED BY CORNERS ③ TO ④ TO ⑤ TO ⑥ INCLUSIVE, AND IS A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1392, PG. 695.

THAT KEITH F. HELMER AND TRACY L. HELMER ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON, BOUNDED BY CORNERS ① TO ② TO ③ TO ④ TO ⑤ TO ⑥ THRU ⑩ TO ① INCLUSIVE, AND IS ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBERS 080008789 AND 080008830.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE AND FURTHER PURSUANT TO THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

Richard H. Kepley
RICHARD H. KEPLEY

Gail G. Kepley
GAIL G. KEPLEY

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

Komal Dhillon
A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE ABOVE NAMES HAVE PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 10th DAY OF August, 2009.

Komal Dhillon
NOTARY PUBLIC
REGISTRATION NUMBER 366717
MY COMMISSION EXPIRES Nov. 30, 2009

Keith F. Helmer
KEITH F. HELMER

Tracy L. Helmer
TRACY L. HELMER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

Beth L. Guilliams
A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE ABOVE NAMES HAVE PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF August, 2009.

Beth L. Guilliams
NOTARY PUBLIC
REGISTRATION NUMBER 243051
MY COMMISSION EXPIRES 3/31/12

GENERAL NOTES:

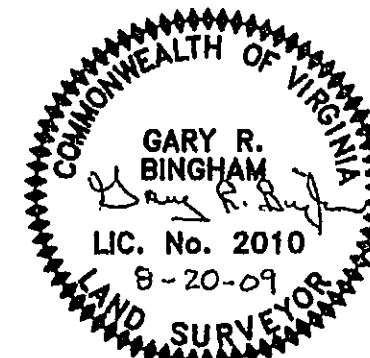
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A LICENSED ATTORNEY. AND THERE MAY EXIST ENCUMBRANCES UPON THIS PROPERTY NOT SHOWN ON THIS PLAT.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FLOOD MAPS. REF. FEMA MAP #51181C0256 G. EFFECTIVE REVISED DATE - SEPTEMBER 28, 2007. THIS DETERMINATION WAS MADE FROM SAID MAP AND NOT 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."

APPROVED: *[Signature]* 8/20/09
AGENT FOR THE CITY OF ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA. THIS PLAT WAS PRESENTED ON THIS 21ST DAY OF August, 2009, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 10:00 O'CLOCK A.M.

BRENDA S. HAMILTON
CLERK

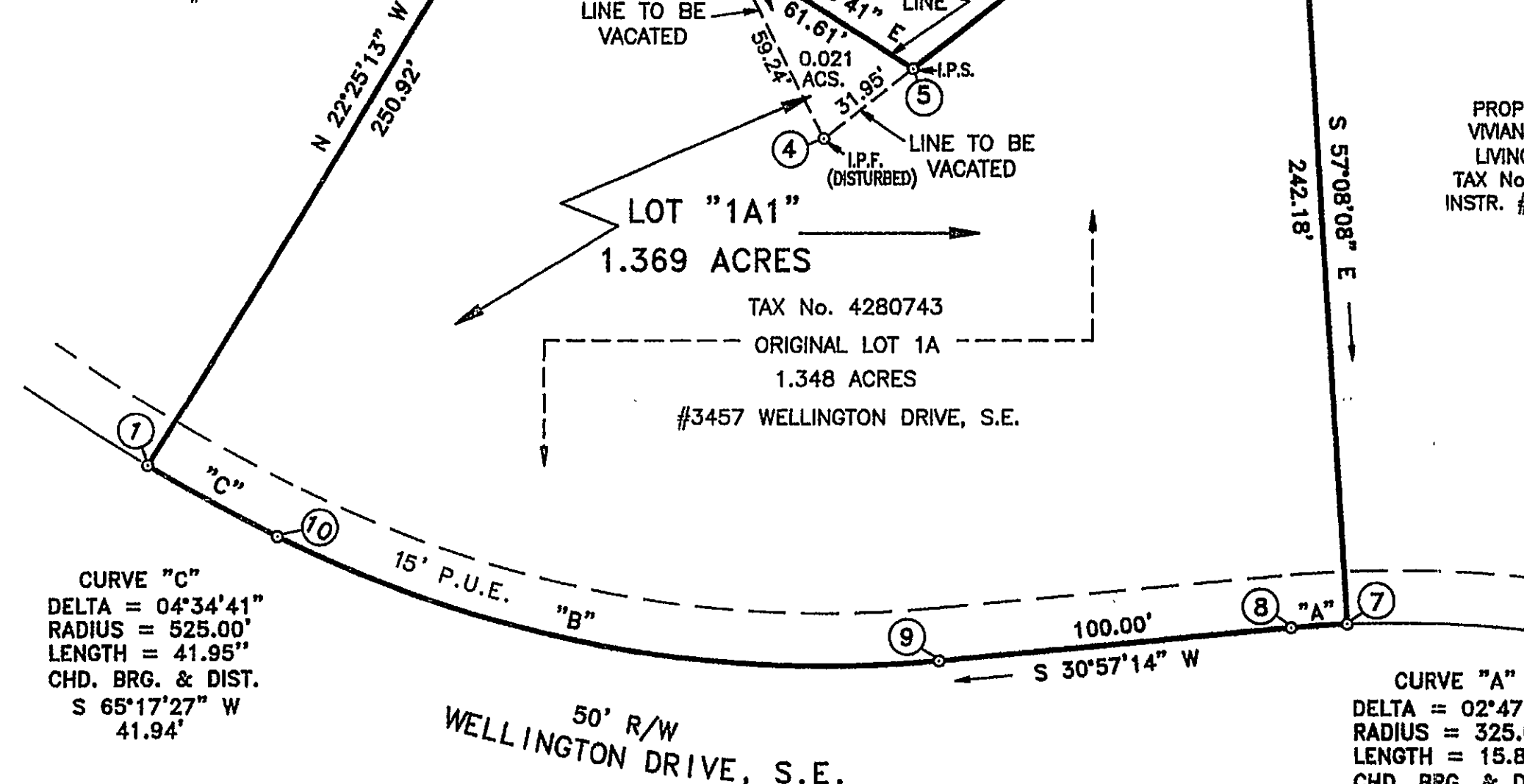
[Signature]
DEPUTY CLERK



GARY R. BINGHAM
LAND SURVEYOR
6421 BACK CREEK ROAD
BOONES MILL, VA. 24065
PHONE/FAX(540)776-7883

BOUNDARY COORDINATES ORIGIN ASSUMED		
CORNER	NORTHING	EASTING
1	5000.000	5000.000
2	5231.953	4904.300
3	5219.167	4980.231
4	5209.330	5038.648
5	5241.268	5037.738
6	5378.042	5033.838
7	5246.622	5237.259
8	5233.241	5228.783
9	5147.483	5177.348
10	5017.535	5038.105
1	5000.000	5000.000

PROPERTY OF
JOEL L. WILLIAMSON
TRACY L. WILLIAMSON
TAX No. 4280733
INSTR. #00009468



CURVE "C"
DELTA = 04°34'41"
RADIUS = 525.00'
LENGTH = 41.95'
CHD. BRG. & DIST.
S 65°17'27" W
41.94'

50' R/W
WELLINGTON DRIVE, S.E.

CURVE "B"
DELTA = 32°02'52"
RADIUS = 345.00'
LENGTH = 192.97'
CHD. BRG. & DIST.
S 46°58'40" W
190.47'

NOTE: LINE ② TO ③ TO ④ TO ⑤ TO ⑥ IS BASED ON A CURRENT SURVEY PERFORMED IN THE FIELD. THE REMAINDER IS DRAWN FROM RECORDS.

I, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GRAPHIC SCALE: 1" = 40'



VICINITY MAP
NO SCALE

LEGEND

I.P.S. = IRON PIN SET
I.P.F. = IRON PIN FOUND
P.U.E. = PUBLIC UTILITY EASEMENT

PROPERTY OF
VIVIAN H. MAO
LIVING TRUST
TAX No. 4280745
INSTR. #080014149

COMBINATION PLAT FOR

KEITH F. & TRACY L. HELMER

COMBINING A 0.021 ACRE (928.779 Sq.Ft.) PORTION OF THE RICHARD H. & GAIL G. KEPLEY PROPERTY WITH LOT 1A, SECTION 3 - WELLINGTON (1.348 ACRES) CREATING HEREON LOT "1A1" BEING 1.369 ACRES SITUATE ON THE NORTHERLY SIDE OF WELLINGTON DRIVE S.E. CITY OF ROANOKE, VIRGINIA

DATED: JUNE 5, 2009 SCALE: 1" = 40'