

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JANET C. SHORT IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED AND COMBINED BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 20, 2008 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #080015083.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED AND COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 1ST DAY OF JULY, 2009.

Janet C. Short
JANET C. SHORT, OWNER

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, LARRY T. OGLE, JR. A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JANET C. SHORT, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JULY 1, 2009.

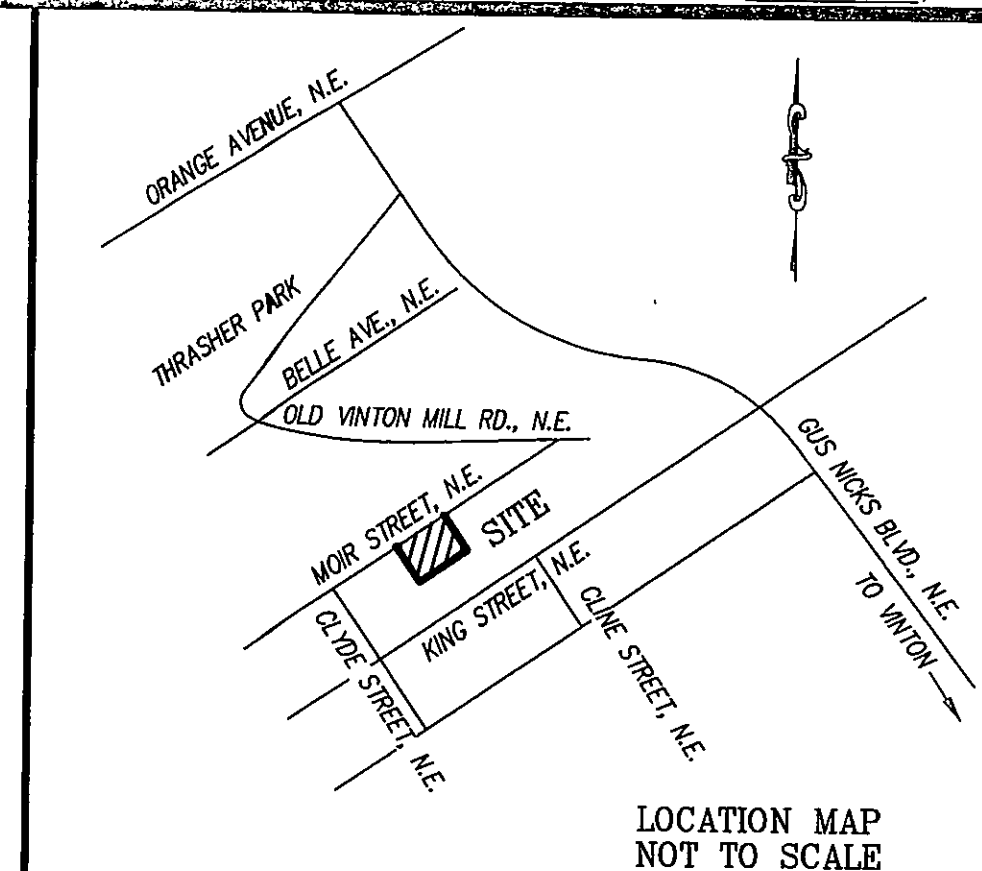
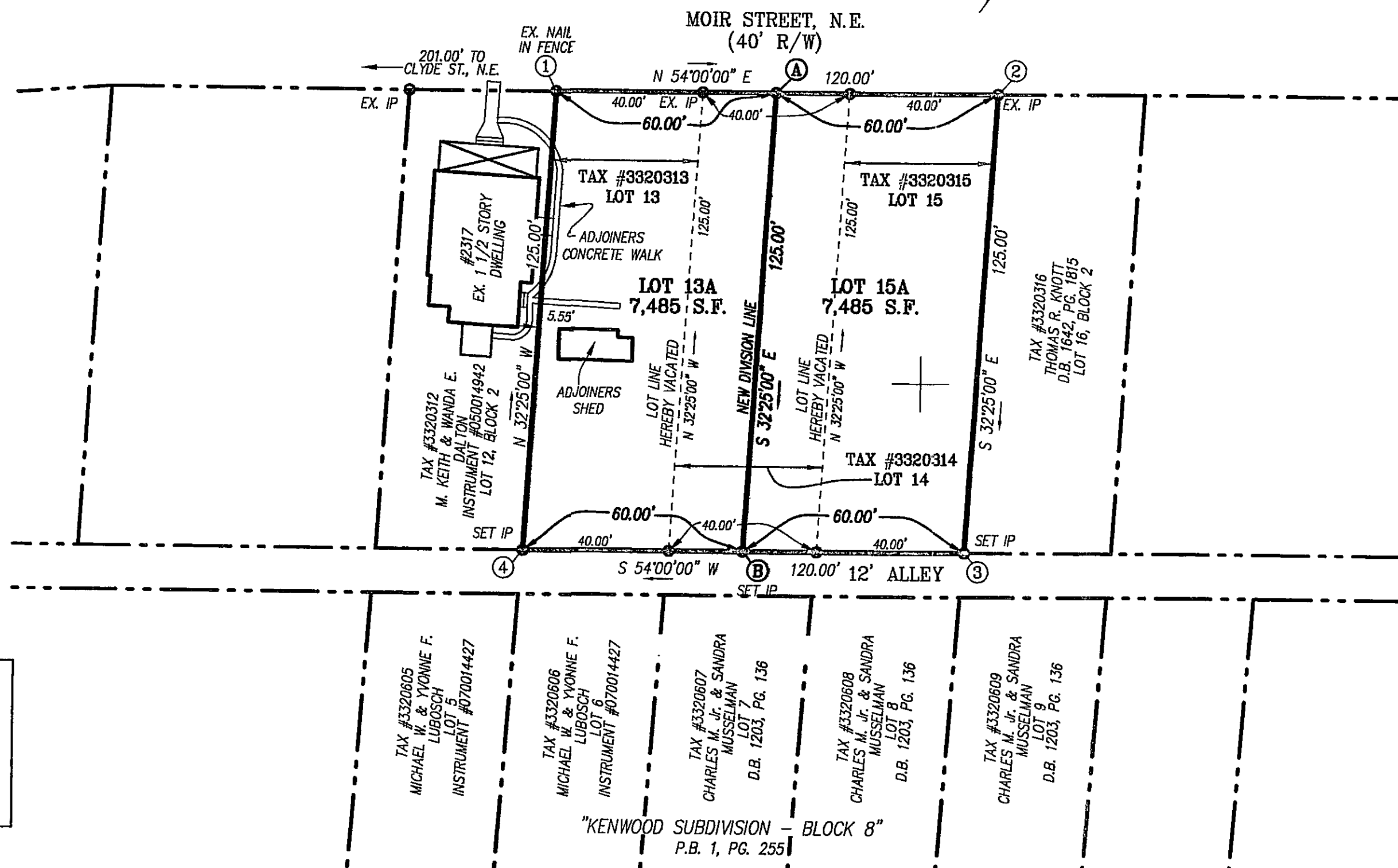
MY COMMISSION EXPIRES ON MAY 31, 2010

Larry T. Ogle, Jr.
NOTARY PUBLIC

REG # 7023385

MERIDIAN OF
P.S. 2, PG. 26
KENWOOD - DIVISION No. 2

BOUNDARY COORDINATES ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	5204.16089	5312.31333
2	5274.69512	5409.39537
3	5169.17362	5476.40441
4	5098.63939	5379.32238
1	5204.16089	5312.31333
LOTS 13, 14 & 15 = 14,971 S.F.		

LOCATION MAP
NOT TO SCALE

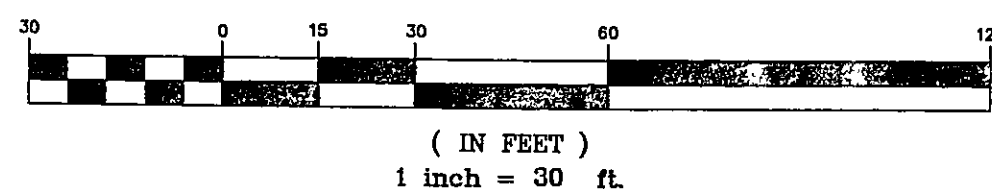
LEGEND

EX. EXISTING
IP IRON PIN
D.B. DEED BOOK
PG. PAGE
P.B. PLAT BOOK
R/W RIGHT-OF-WAY
S.F. SQUARE FEET

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 #51161C0167 G, COMMUNITY PANEL #510130 0167 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. IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. 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.
6. THE (2,495 S.F.) WESTERLY HALF OF ORIGINAL LOT 14 IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 13, CREATING HEREON NEW LOT 13A (7,485 S.F.) AND THE (2,495 S.F.) EASTERLY HALF OF ORIGINAL LOT 14 IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 15, CREATING HEREON NEW LOT 15A (7,485 S.F.).
7. THESE LOTS ARE SERVED BY PUBLIC WATER & SEWER.
8. THE RECORDED 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.

GRAPHIC SCALE



APPROVED:

AGENT, CITY OF ROANOKE PLANNING COMMISSION

8/21/09
DATE

CLERK'S CERTIFICATE:

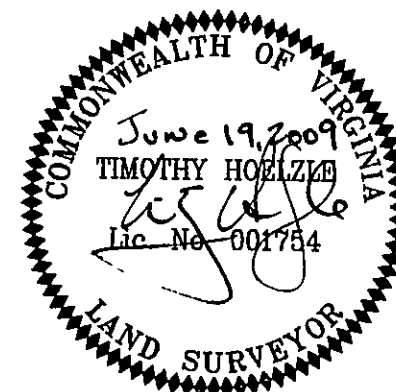
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON AUGUST 24, 2009, AT 9:56 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Katie Thomas
DEPUTY CLERK

PLAT SHOWING THE RESUBDIVISION & COMBINATION OF
ORIGINAL LOTS 13, 14 & 15
BLOCK 2, KENWOOD - DIVISION No. 2
(P.B 2, PG. 26)
PROPERTY OF
JANET C. SHORT
(INSTRUMENT #080015083)

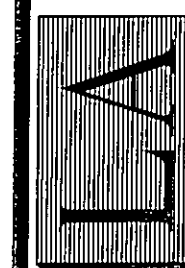
CREATING
LOT 13A (7,485 S.F.)
AND
LOT 15A (7,485 S.F.)
SITUATED ALONG MOIR STREET, N.E.
CITY OF ROANOKE, VIRGINIA



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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: June 19, 2009
COMM. NO.: 08-292
SCALE: 1" = 30'
SHEET 1 OF 1