

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT F. W. WEBB PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 080001189.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

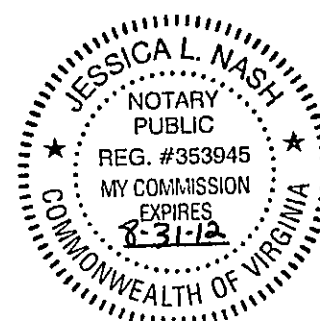
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: [Signature] ITS: Managing Member
F. W. WEBB PROPERTIES, LLC

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Farren W. Webb, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF August, 2009.

Jessica L. Nash REG. # 353945
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-12



LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°43'48"W	28.46'
L2	N36°47'36"W	19.57'
L3	N10°56'04"W	3.75'

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.

APPROVED: [Signature] 8/25/09 DATE
AGENT, CITY OF ROANOKE PLANNING COMMISSION

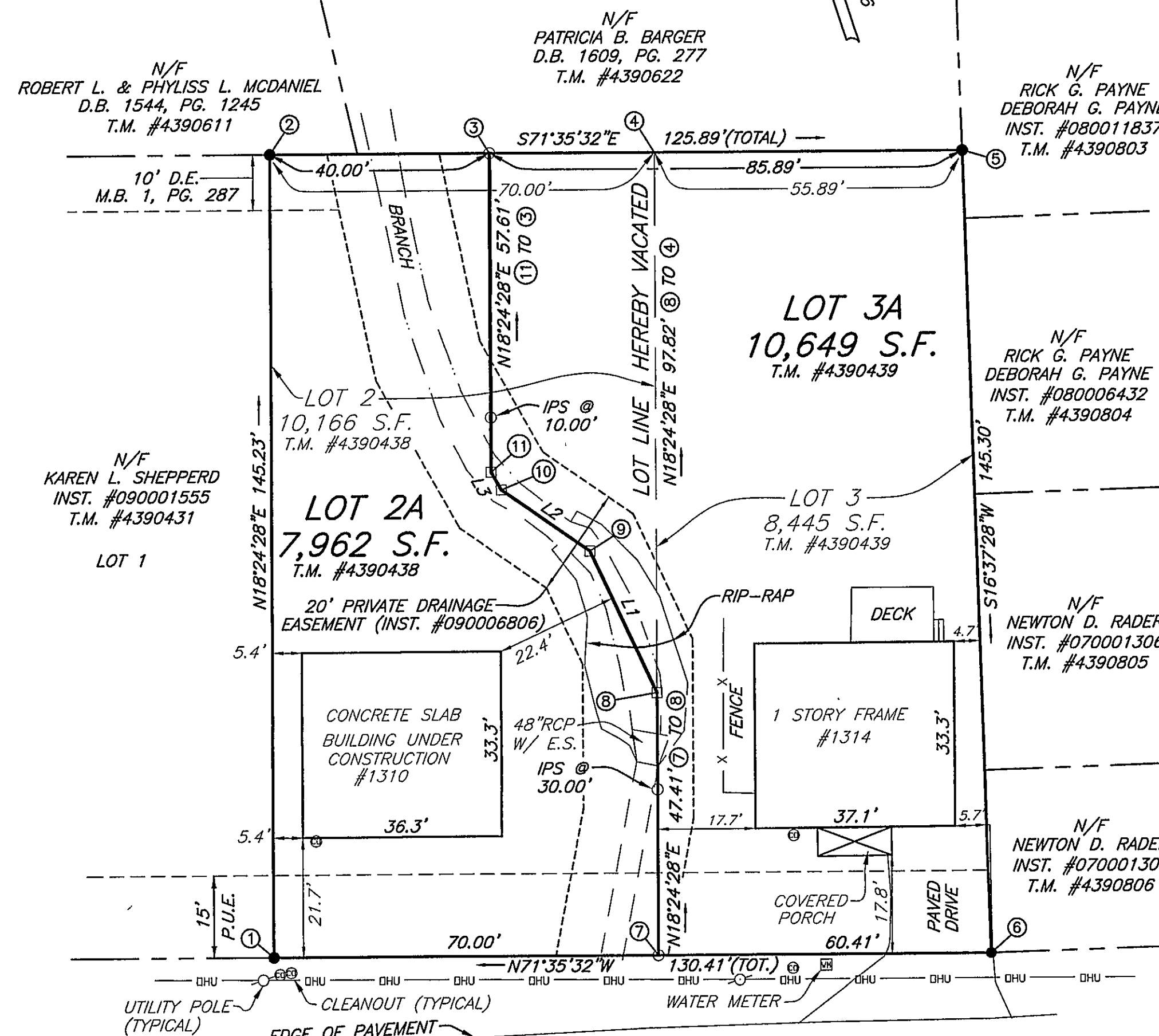
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:24 O'CLOCK P.M. ON THIS 25 DAY OF August, 2009, IN MAP BOOK 1, PAGE 3510.

TESTE: BRENDA S. HAMILTON
CLERK
[Signature]
DEPUTY CLERK

NOTES:

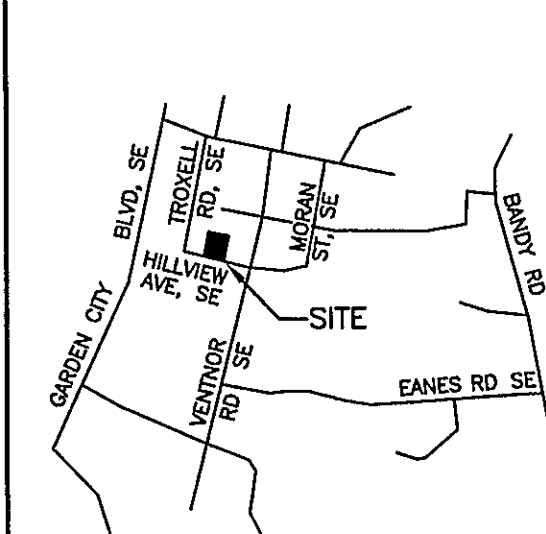
1. OWNER OF RECORD: F. W. WEBB PROPERTIES, LLC
2. LEGAL REFERENCE: INSTRUMENT #080001189
3. ORIGINAL TAX MAP NUMBERS 4390438 & 4390439.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

PROPERTY LINES
BOUNDED BY CORNERS
⑧ THROUGH ⑪ TO ③
ARE NEW LOT LINES



LEGEND

- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- LOT CORNER IN CREEK (NOT SET)
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.F. SQUARE FEET
- RCP REINFORCED CONCRETE PIPE
- W/ E.S. WITH END SECTION



VICINITY MAP
NO SCALE

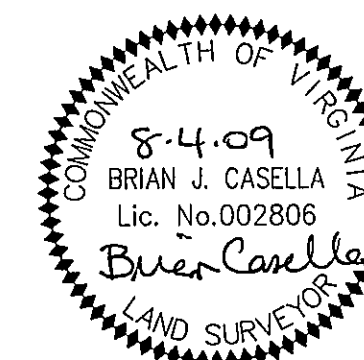
COORDINATE LIST (ASSUMED)

CORNER	NORTHING	EASTING
1	1275.2690	1865.2106
2	1413.0677	1911.0709
3	1400.4366	1949.0242
4	1390.9632	1977.4892
5	1373.3144	2030.5195
6	1234.0879	1988.9496
7	1253.1645	1931.6289
8	1298.1512	1946.6008
9	1326.4194	1943.2650
10	1342.0932	1931.5424
11	1345.7724	1930.8316
1	1275.2690	1865.2106

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

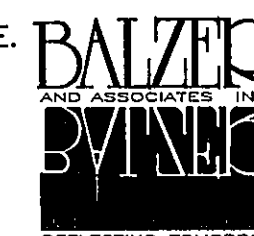
Brian J. Casella
BRIAN J. CASELLA

002806



RESUBDIVISION PLAT FOR
F. W. WEBB PROPERTIES, LLC
BEING THE RESUBDIVISION OF
LOTS 2 & 3 AS SHOWN ON
"SUBDIVISION PLAT FOR H.B. HODGES, JR."
MAP BOOK 1, PAGE 1416
CREATING HEREON

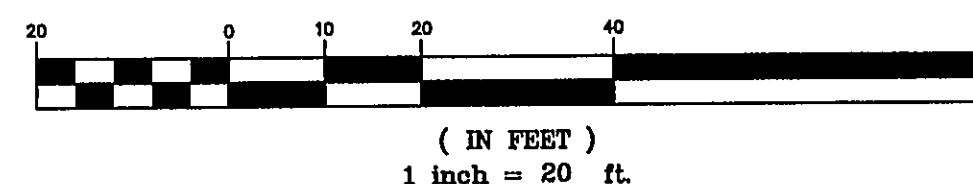
LOT 2A (7,962 SQUARE FEET) &
LOT 3A (10,649 SQUARE FEET)
SITUATED ON HILLVIEW AVENUE, S.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED AUGUST 4, 2009
JOB #R0910222.00
SCALE: 1"=20'
SHEET 1 OF 1



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

HILLVIEW AVENUE, S.E. 50' R/W

GRAPHIC SCALE



THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X (UNSHADED). SEE MAP #51161C0256G (REVISED DATE: 09-28-07)

DRN: JLN
CHK: BJC

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018