

KNOW ALL MEN BY THESE PRESENTS, TO ALL

THAT BLUE EAGLE PARTNERSHIP, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 17, 2004 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #040021230 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 21, 2007 RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #070013352.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF ITS 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 31 DAY OF August, 2009.

Theodore J. Sutton
THEODORE J. SUTTON, IT'S MEMBER
BLUE EAGLE PARTNERSHIP, LLC, 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 THEODORE J. SUTTON, IT'S MEMBER, FOR BLUE EAGLE PARTNERSHIP, LLC, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 31, 2009.

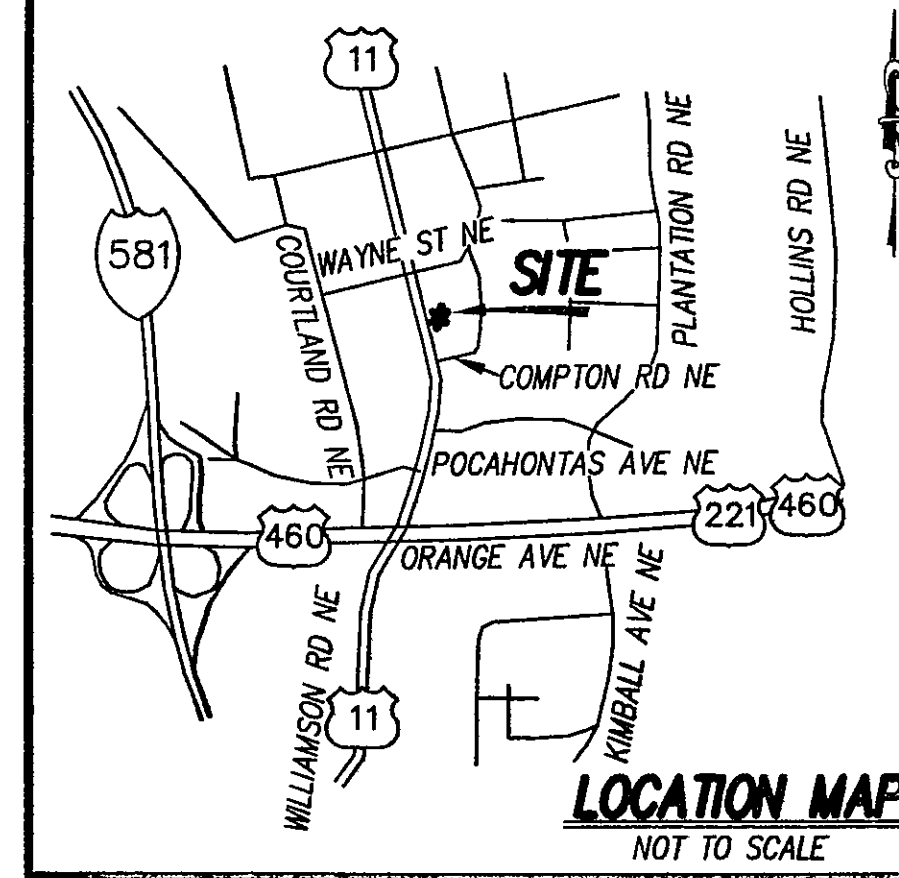
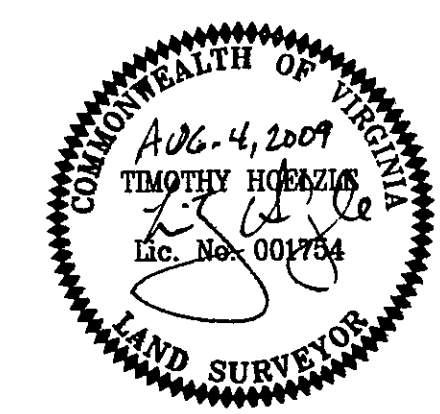
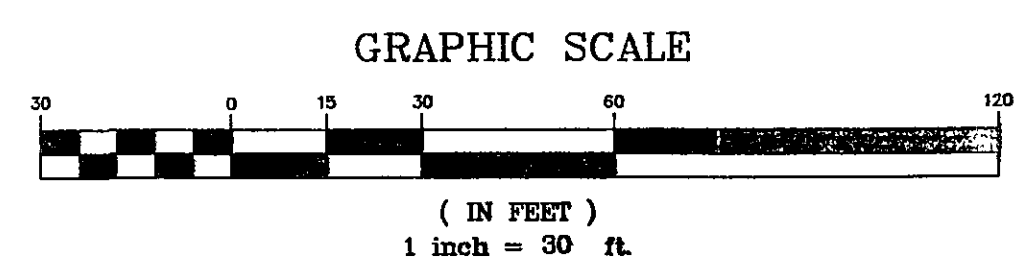
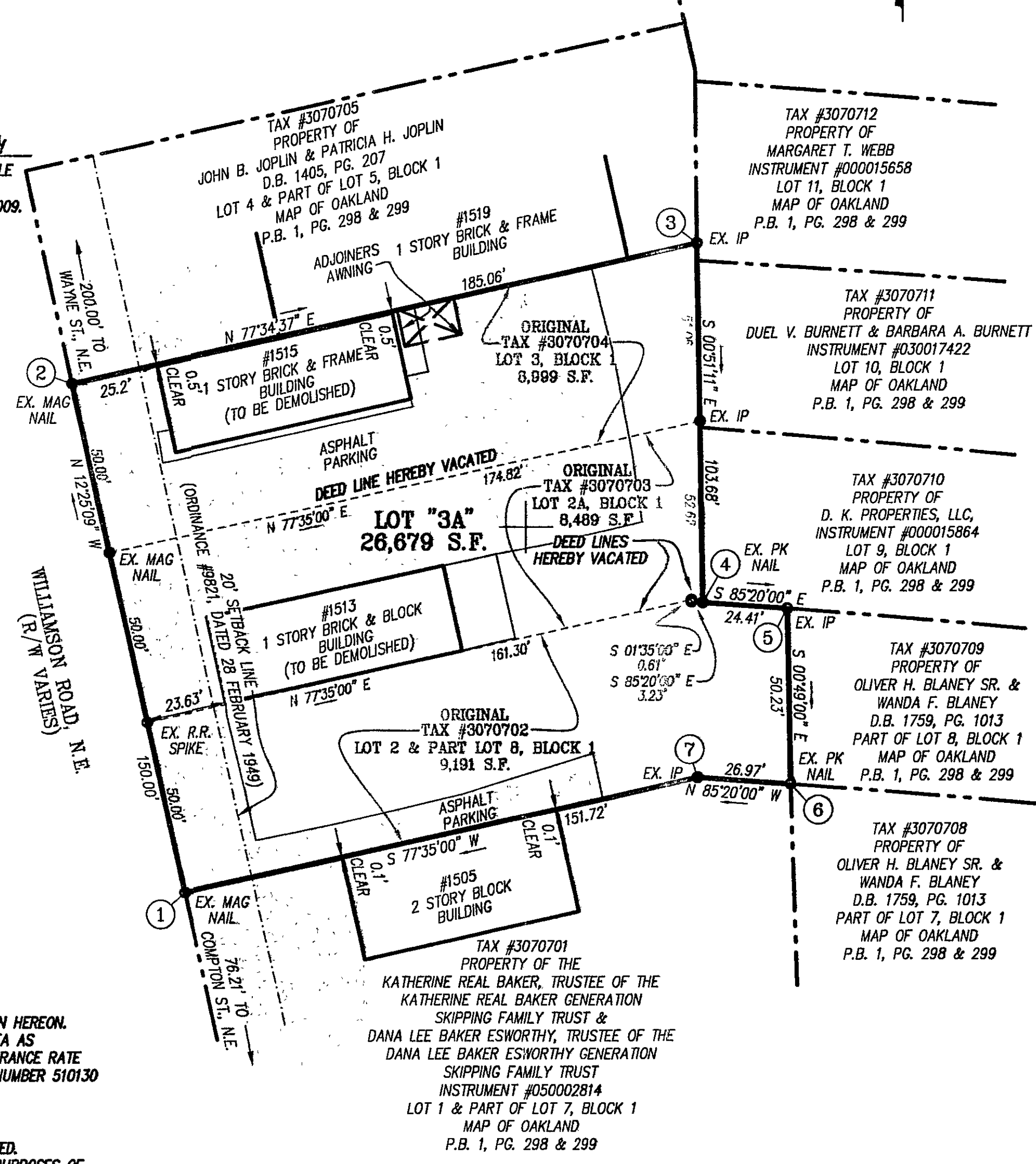
MY COMMISSION EXPIRES ON 7/31/2013

Paul W. Henegar
NOTARY PUBLIC REG # 303673



- NOTES:
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 2. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE COMMUNITY PANEL NUMBER 510130 0166 G, MAP NUMBER 51161C0166G, DATED SEPTEMBER 28, 2007. "UNSHADED ZONE X".
 5. CURRENT OWNER: BLUE EAGLE PARTNERSHIP, LLC
LEGAL REFERENCE: INSTRUMENT #040021230 & #070013352.
 6. ALL INTERIOR DEED LINES OF ORIGINAL LOTS 2 & PART OF 8, 2A & 3 ARE HEREBY VACATED.
 7. APPROVAL HEREOF BY THE CITY OF ROANOKE PLANNING COMMISSION 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.
 8. THE RECORDATION 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.

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	14658.57080	15076.65156
2	14805.06241	15044.39163
3	14844.87386	15225.11731
4	14741.20995	15226.66108
5	14739.22420	15250.98746
6	14688.99931	15251.70339
7	14691.19355	15224.82280
1	14658.57080	15076.65156
TOTAL AREA (LOT "3A") = 26,679 S.F.		



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

APPROVED: *OC Call* 9-1-09
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

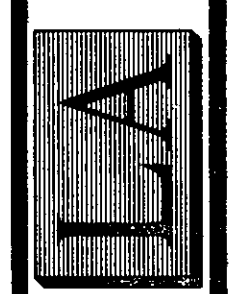
CLERK'S CERTIFICATE:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON SEPTEMBER 3, 2009, AT 10:21 O'CLOCK A.M.
TESTEE: BRENDA S. HAMILTON, CLERK
Katie Thomas
DEPUTY CLERK

PLAT SHOWING THE COMBINATION OF THE PROPERTY OF BLUE EAGLE PARTNERSHIP, LLC (INSTRUMENT #040021230 & #070013352) ORIGINAL TAX #3070702, #3070703 & #3070704 LOTS 2 & PART OF 8, 2A & 3 BLOCK 1 - MAP OF OAKLAND P.B. 1, PG. 298-299 CREATING LOT "3A" (26,679 S.F.) SITUATED ALONG WILLIAMSON ROAD, N.E. CITY OF ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE:	August 4, 2009
COMM. NO.:	09-066
SCALE:	1" = 30'
SHEET 1 OF 1	