

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SCOTT N. COPELAND IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, AND IS 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 040001457.

THAT SCOTT N. COPELAND IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 3 TO 5 TO 6 TO 4 TO 3, INCLUSIVE, AND IS 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 040001457.

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:

Scott N. Copeland
SCOTT N. COPELAND (OWNER)

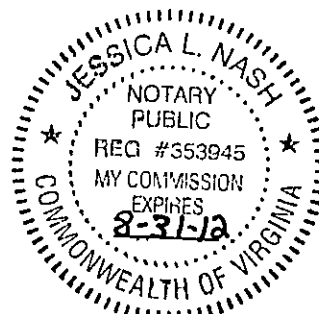
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

Scott N. Copeland, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE

SAME ON THIS 26th DAY OF October, 2009.

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



APPROVED:

Brian J. Casella 10/27/09
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

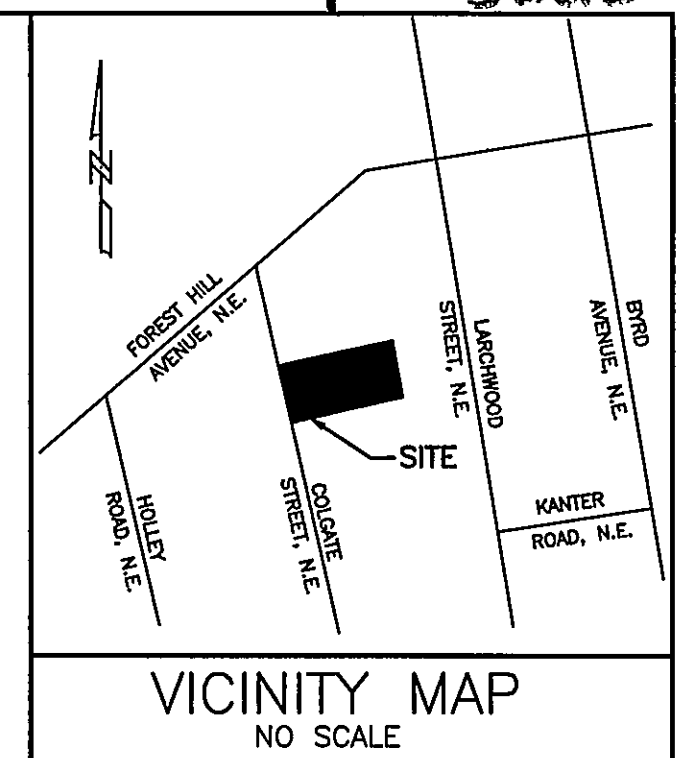
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:48 O'CLOCK P.M. ON THIS 27th DAY OF October, 2009, IN MAP BOOK 1, PAGE 3523.

TESTE: BRENDA S. HAMILTON
CLERK
Brian J. Casella
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: SCOTT N. COPELAND
2. LEGAL REFERENCE: INSTRUMENT #040001457
3. ORIGINAL TAX MAP #'S 3081307 (LOT 44 & 45) & 3081308 (LOT 42 & 43)
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 IS CURRENTLY ZONED RM-1
6. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. THIS OPINION IS BASED UPON A REVIEW OF MAP #51161C0166G (REVISED DATE: SEPTEMBER 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

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.



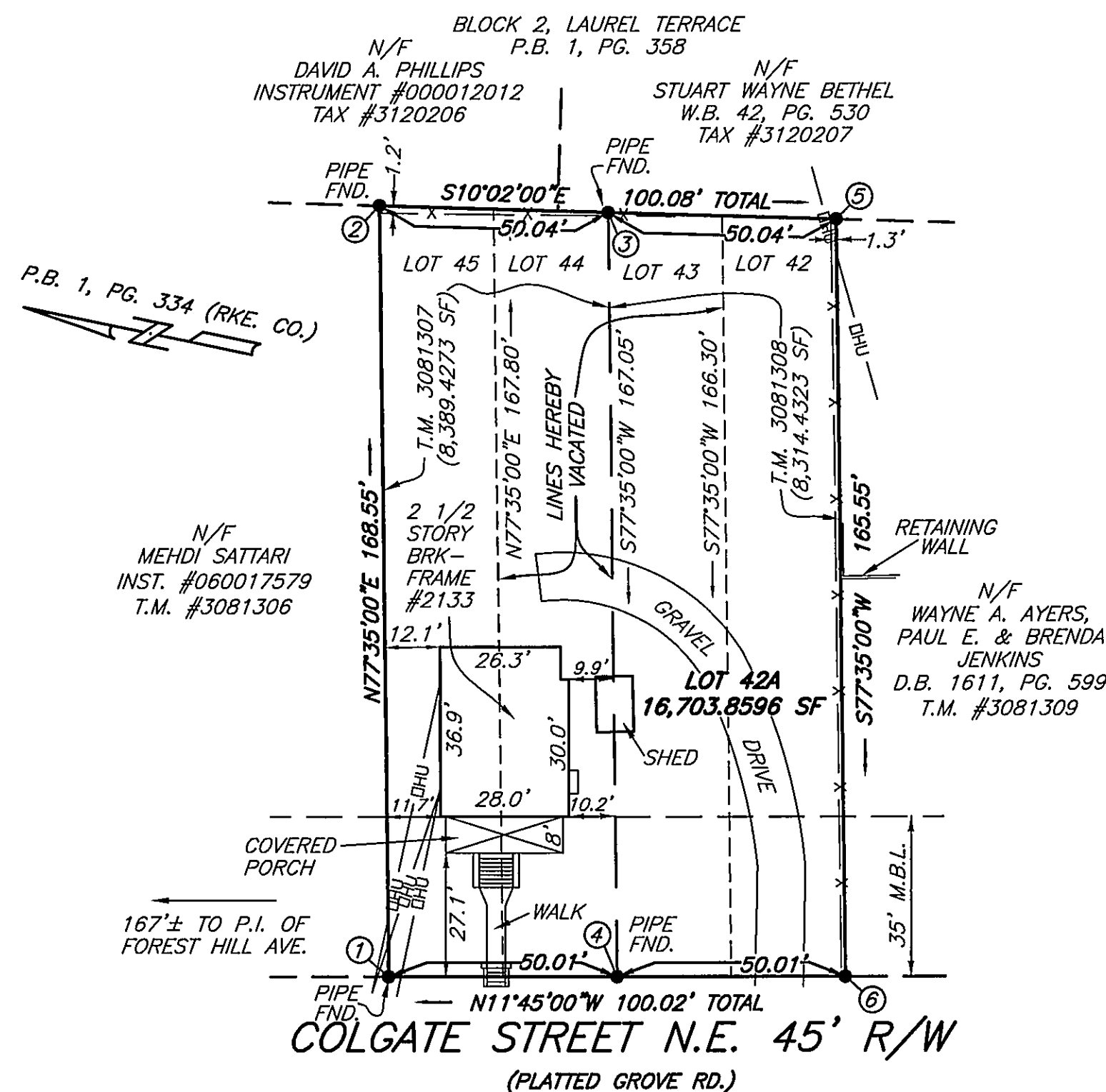
VICINITY MAP
NO SCALE

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

COORDINATE LIST(ASSUMED)

| CORNER | NORTHING | EASTING |
|--------|-----------|-----------|
| 1 | 4795.9184 | 4753.9846 |
| 2 | 4832.1599 | 4918.5922 |
| 3 | 4782.8852 | 4927.3102 |
| 4 | 4746.9662 | 4764.1675 |
| 5 | 4733.6105 | 4936.0282 |
| 6 | 4698.0140 | 4774.3505 |
| 1 | 4795.9184 | 4753.9846 |



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

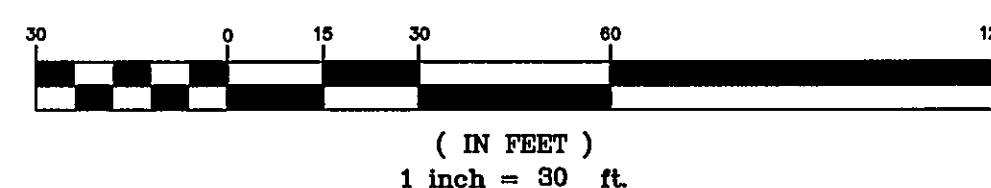
Brian J. Casella
BRIAN J. CASELLA

002806



COMBINATION PLAT FOR
SCOTT N. COPELAND
SHOWING THE COMBINATION OF
LOTS 42 THROUGH 45
BLOCK 5
OAKLAND TERRACE
PLAT BOOK 1, PAGE 334 (RKE. CO.)
CREATING HEREON
LOT 42A (16,703.8596 SF)
SITUATED ON COLGATE STREET, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED JUNE 26, 2009
JOB #R0910179.00
SCALE: 1" = 30'
SHEET 1 OF 1

GRAPHIC SCALE



DRN: SCB
CHK: BJC

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

