

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRED I. LAVALLEY IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NO. 040013245.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THE PROPERTY SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA, AS AMENDED, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

Fred I. Lavalley 10/23/09
FRED I. LAVALLEY DATE

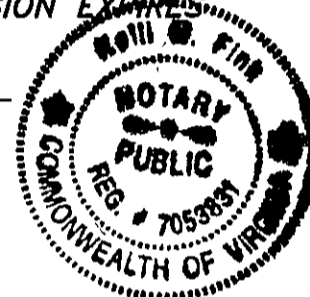
STATE OF VIRGINIA

City OF Roanoke TO WIT:

I, Kelli Fink, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, HEREBY CERTIFY THAT FRED I. LAVALLEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME ON THIS 23rd DAY OF October, 2009.

Kelli Fink February 28, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES

REGISTRATION # 7053831



LEGEND

C.P.CAR PORT
-x-FENCE LINE
IPFIRON PIN FOUND
IPSIRON PIN SET
-+--- OVERHEAD UTILITY LINES
⊖POWER POLE

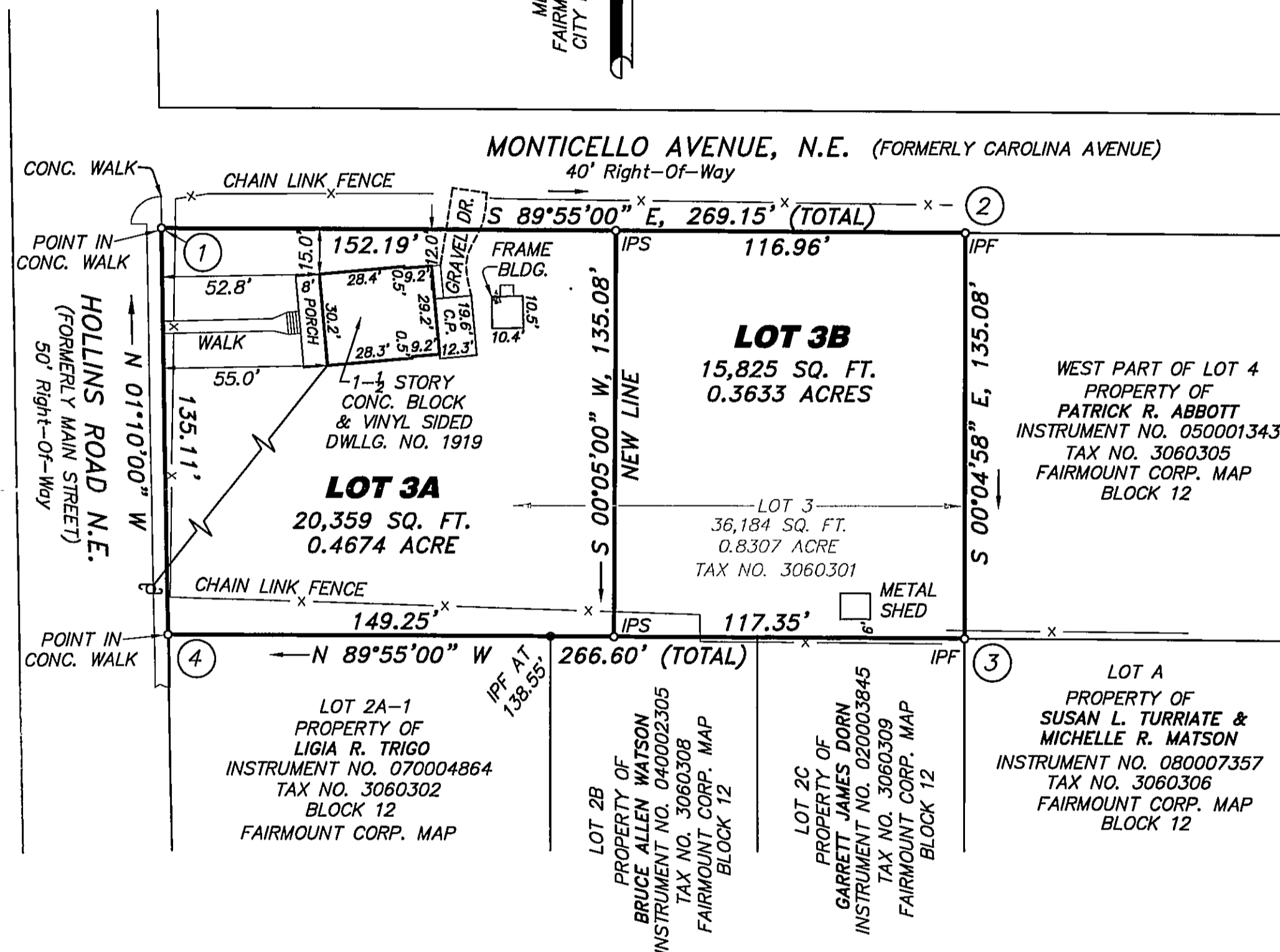
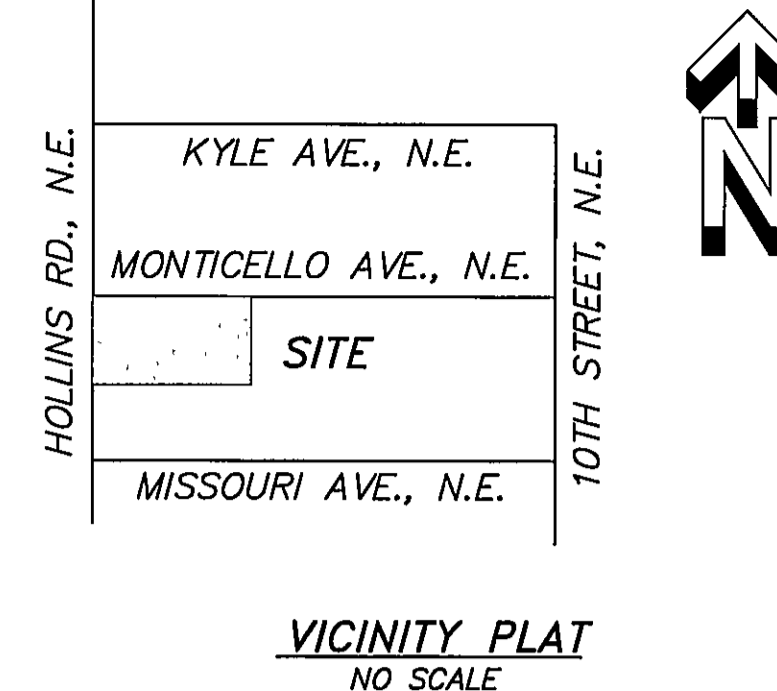
BOUNDARY COORDINATES ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	4632.8881	4007.5003
2	4632.4966	4276.6558
3	4497.4182	4276.8509
4	4497.8059	4010.2512
1	4632.8881	4007.5003

GENERAL NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE FLOOD INSURANCE RATE MAP NO. 51161C0166G, EFFECTIVE DATE SEPTEMBER 28, 2007).
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. THE RECORDATION OF THIS PLAT OF COMBINATION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERKS OFFICE.
5. UNDERGROUND UTILITIES MAY EXIST ON THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
6. SEE MAPS RECORDED IN DEED BOOK 749, PAGE 227 AND DEED BOOK 767, PAGE 317 WHICH GIVE REFERENCE TO THE STREET LINES IN BLOCK 12 OF FAIRMOUNT HAVING BEEN OFFICIALLY ESTABLISHED BY THE CITY OF ROANOKE IN SEPTEMBER 1946.

MERIDIAN MAP OF
FAIRMOUNT CORPORATION
CITY ENGINEER FILE 1316



ACS DESIGN

ENGINEERING - SURVEYING
CONSTRUCTION MANAGEMENT

2203 Peters Creek Road, NW
Roanoke, Virginia 24017
Phone: 540-562-2345
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Email: survey@acsdesignllc.com
www.acsdesignllc.com

APPROVED: [Signature]

AGENT, CITY OF ROANOKE PLANNING COMMISSION

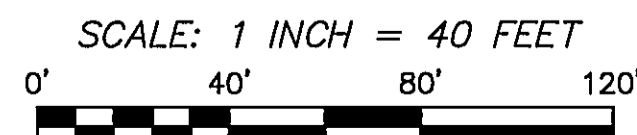
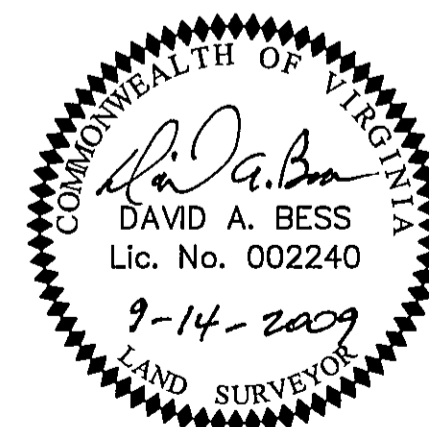
DATE 10/28/09

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:12 O'CLOCK P.M. ON THIS 4 DAY OF November, 2009.

TESTE: BRENDA S. HAMILTON, CLERK

BY: [Signature]

DEPUTY CLERK



PLAT OF SUBDIVISION MADE FOR
FRED I. LAVALLEY

SHOWING THE DIVISION OF LOT 3, BLOCK 12, FAIRMOUNT CORPORATION MAP (CITY ENGR. FILE 1316), CREATING HEREON LOT 3A (0.4674 ACRE) AND LOT 3B (0.3633 ACRE) LOCATED AT THE SOUTHEAST INTERSECTION OF HOLLINS ROAD, N.E. AND MONTICELLO AVENUE, N.E.

ROANOKE, VIRGINIA

DATED: AUGUST 21, 2008*

SCALE: 1" = 40'

*REVISED SEPT. 14, 2009 TO SHOW EXISTING PHYSICAL IMPROVEMENTS