

Know All Men By These Presents To Wit:

That, Lynne P. Falkinburg is the fee simple owner of the parcel of land shown hereon bounded by corners 1 through 6 to 1, inclusive, and is all the land conveyed to said owner by deed dated September 16, 2004 recorded in the Clerk's Office of the Circuit Court of Roanoke, Virginia in Instrument No. 050000451.

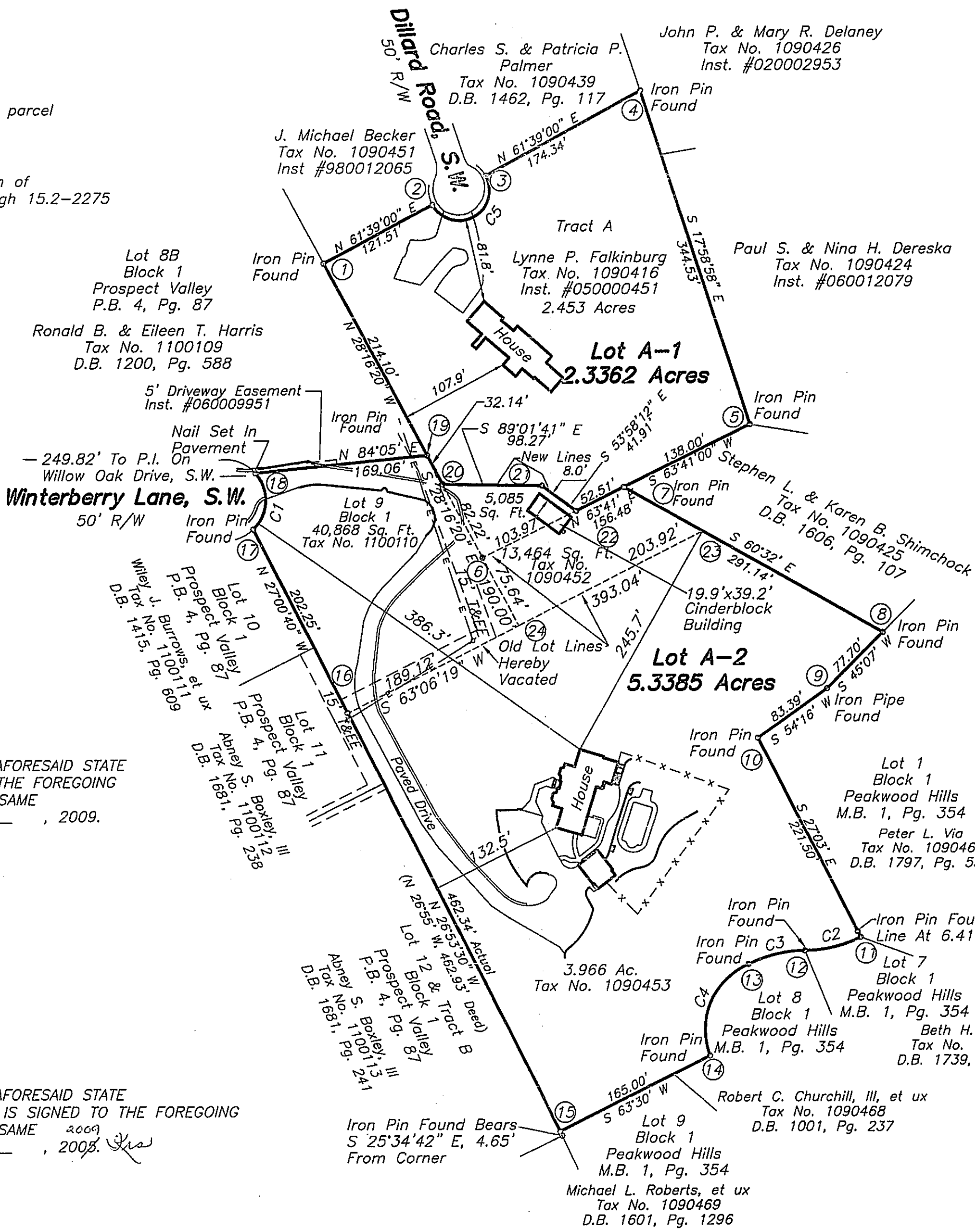
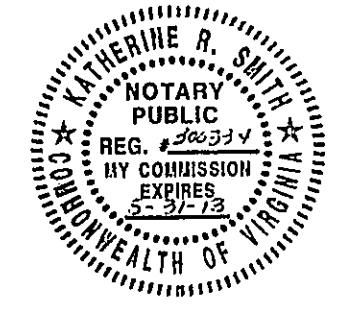
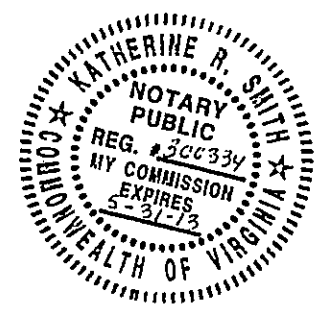
That, Julia Peterson Garrett Revocable Trust, is the fee simple owner of the parcel of land shown hereon bounded by corners 6 through 19 to 6, inclusive, and is all the land conveyed to said owner by deed dated June 15, 2006 recorded in Instrument #060009951.

The said owners hereby subdivide & vacate the old lot lines as shown hereon of their own free will and accord and in accordance with sections 15.2-2240 through 15.2-2275 of the State Code of Virginia, 1950 (as amended) and the City of Roanoke Virginia Subdivision Ordinance (as amended).

In witness whereof is placed the signature and seal of said owners on this 11th day of December, 2009.

Lynne P. Falkinburg 12/11/09
Lynne P. Falkinburg
Owner

Julia W. Crump, TTE 12-11-09
Julia W. Crump 12-11-09
Authorized Agent
Julia Peterson Garrett Revocable Trust
Owner



Cor.	Northing	Easting
1	5321.27	5357.40
2	5378.97	5464.34
3	5407.46	5517.14
4	5490.24	5670.57
5	5162.54	5776.94
6	5031.99	5512.98
7	5101.36	5653.24
8	4958.15	5906.72
9	4903.32	5851.67
10	4854.61	5783.98
11	4657.34	5884.71
12	4644.12	5829.71
13	4630.89	5774.70
14	4541.10	5736.93
15	4467.48	5589.26
16	4879.82	5380.14
17	5060.01	5288.29
18	5115.28	5290.65
19	5132.71	5458.81
20	5104.40	5474.04
21	5102.74	5572.29
22	5078.08	5606.18
23	5057.62	5730.67
24	4965.37	5548.81

Boundary Coordinates Shown
Hereon Based On Assumed Datum

Vicinity Map
Not To Scale

- Notes:
1. This plat is subject to information which may be disclosed by a title report.
 2. The subject property is within the limits of unshaded flood zone "x" as shown on the FEMA Flood Insurance Rate map Panel No. 51161C0252 G, dated 9/28/07.
 3. See plat for Gordon C. & Julia R. Willis dated July 5, 1961 by C.B. Malcolm & Son recorded in D.B. 1218, Pg. 170
 4. 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.
 5. Iron pins set at all new corners (20, 21, & 22).

STATE OF VIRGINIA
County of Roanoke

TO WIT:

I, Katherine R. Smith, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LYNNE P. FALKINBURG, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF December, 2009.

MY COMMISSION EXPIRES:
May 31, 2013

Katherine R. Smith
NOTARY PUBLIC
300334
REGISTRATION NO.

STATE OF VIRGINIA
County of Roanoke

TO WIT:

I, Katherine R. Smith, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Julia W. Crump & Cynthia W. Creamer, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME 2009 IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF December, 2009.

MY COMMISSION EXPIRES:
May 31, 2013

Katherine R. Smith
NOTARY PUBLIC
300334
REGISTRATION NO.

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	40.00'	61.09'	38.29'	N 02°27'09" E	55.32'	87°29'53"
C2	120.90'	57.10'	29.09'	S 76°28'50" W	56.57'	27°03'36"
C3	120.90'	57.10'	29.09'	S 76°28'50" W	56.57'	27°03'36"
C4	70.00'	107.75'	67.82'	S 22°49'00" W	97.42'	88°11'28"
C5	30.00'	94.25'	0.00'	N 61°39'00" E	60.00'	180°00'00"

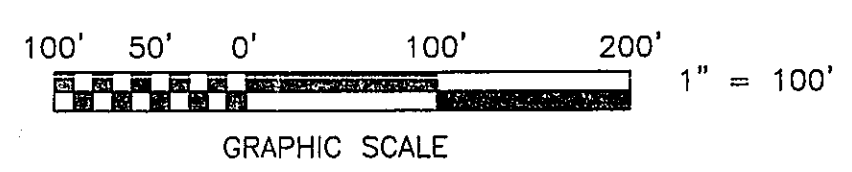
APPROVED: [Signature] 12/14/09
Agent - City of Roanoke
Planning Commission

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:24 O'CLOCK P.M. ON THIS 14 DAY OF December, 2009.

TESTE: BRENDA HAMILTON
CLERK
BY: Katie Thomas
DEPUTY CLERK

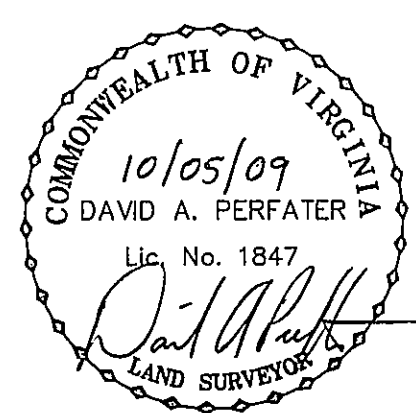
Legend

- Power Pole
- Overhead Wires
- Conc. Concrete
- M.B.L. Minimum Building Line
- P.U.E. Public Utility Easement
- T&EE Telephone & Electric Easement



DOC
Land Surveying, Inc.
5935 Monet Drive, S.W.
Roanoke, Virginia 24018
Phone: 540-204-1649
Email: DOCLS @ COX.NET

Subdivision For
Lynne P. Falkinburg & Julia Peterson Garrett Revocable Trust
Showing the resubdivision of Tract A, W. M. Dillard Subdivision, M.B. 1, Pg. 4, and Lot 9, Block 1, Prospect Valley, P.B. 4, Pg. 87, a 0.309 Ac. Parcel and a 3.966 Ac. Parcel and creating Lot A-1 (2.3362 Ac.) and Lot A-2 (5.3385 Ac.) situate on Winterberry Lane, S.W. & Dillard Road, S.W.
Roanoke, Virginia
Scale: 1" = 100'
Date: October 5, 2009
Tax No. 1090452, 1100110, 1090416



This plat is based on a current field survey and legal description contained in Inst. #060009951, Pg. 129