Know All Men By These Presents To Wit: Franklin Road, S.W. That, Lynne P. Falkinburg is the fee simple owner of the parcel of land John P. & Mary R. Delaney Tax No. 1090426 shown hereon bounded by corners 1 through 6 to 1, inclusive, and is all Charles S. & Patricia P. the land conveyed to said owner by deed dated September 16, 2004 *Inst. #020002953* Palmer recorded in the Clerk's Office of the Circuit Court of Roanoke, Virginia in Tax No. 1090439 Iron Pin Winterberry Lane, S.W. Instrument No. 050000451. D.B. 1462, Pg. 117 That, Julia Peterson Garrett Revocable Trust, is the fee simple owner of the parcel Northing of land shown hereon bounded by corners 6 through 19 to 6, inclusive, and is Easting J. Michael Becker 5357.40 5321.27 all the land conveyed to said owner by deed dated June 15, 2006 recorded Tax No. 1090451 5378.97 5464.34 in Instrument #060009951. Inst #980012065 5407.46 5517.14 The said owners hereby subdivide & vacate the old lot lines as shown hereon of 5490.24 5670.57 their own free will and accord and in accordance with sections 15.2-2240 through 15.2-2275 5776.94 5162.54 of the State Code of Virginia, 1950 (as amended) and the City of Roanoke Tract A 5512.98 5031.99 Virginia Subdivsion Ordinance (as amended). 5653.24 5101.36 Paul S. & Nina H. Dereska Site In witness whereof is placed the signature and seal of said owners on this <u>little</u> day of <u>December</u>, 2009. Lot 8B Lynne P. Falkinburg Iron Pil 5906.72 Tax No. 1090424 4958.15 Block 1 Tax No. 1090416 Found 4903.32 5851.67 Inst. #060012079 Prospect Valley Inst. #050000451 *5783.98* 4854.61 P.B. 4, Pg. 87 2.453 Acres G. Stalkinhurg 18/11/09 11 4657.34 5884.71 Vicinity Map 12 13 5829.71 Ronald B. & Eileen T. Harris 4644.12 Not To Scale 5774.70 Tax No. 1100109 4630.89 Lot A-1 D.B. 1200, Pg. 588 14 4541.10 5736.93 \2.3362 Acres 15 5589.26 4467.48 5' Driveway Easement — Inst. #060009951 Iron Pin 16 5380.14 4879.82 New Lines 5 5 12 1 12 1 17 5288.29 5060.01 Found −S 89'01'41" E 98.27 18 Nail Set In 5115.28 5290.65 - 249.82' To P.I. Pavement 19 5458.81 5132.71 Julia Peterson Garrett Revocable Trust 20 5474.04 5104.40 Willow Oak Drive, S.W. 21 22 23 24 D.B. No. 1090, Shimchock 5572.29 5102.74 Winterberry Lane, S.W. 5606.18 5078.08 5730.67 Block 1 40,868 Sq. Ft. Tax No. 1100110, 5057.62 50' R/W Iron Pire 4965.37 5548.81 Found 1 Boundary Coordinates Shown REG. *#_ಶೆಯ∃*ತ√ Hereon Based On Assumed Datum HY COMMISSION 19.9**'**x39.2' Cinderblock **8**∕Iron Pin Building **∜** Found Old Lot Lines Lot A-2 Hereby Vacated 5.3385 Acres 1. This plat is subject to information which may be disclosed by a title report. Β. Found Iron Pin Found (10) 2. The subject property is within the limits of unshaded I, Katherine R. Duith, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LYNNE P. FALKINBURG, WHOSE NAME IS SIGNED TO THE FOREGOING flood zone "x" as shown on the FEMA Flood Lot 1 Insurance Rate map Panel No. 51161C0252 G, Block 1 PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME Peakwood Hills dated 9/28/07. IN MY AFORESAID JURISDICTION ON THIS 11 HA DAY OF DECEMBER M.B. 1, Pg. 354 3. See plat for Gordon C. & Julia R. Willis dated Peter L. Via July 5, 1961 by C.B. Malcolm & Son recorded in D.B. 1218, Pg. 170 Tax No. 1090461 D.B. 1797, Pg. 536 MY_COMMISSION EXPIRES: May 31, 2013 4. The recordation of this plat of subdivision does not Iron Pin constitute a conveyance of land. Any lot, parcel or 300334 rlron Pin Found On Foundtract of land shown hereon that is intended for sale REGISTRATION NO. Line At 6.41 Iron Pin C3 and/or conveyance must be conveyed by deed and 1) Lot 7 Found, said deed must be recorded in the office of the 3.966 Ac. Tax No. 1090453 Clerk of Circuit Court of the City of Roanoke. Block 1 Peakwood Hills Lot 8 \ M.B. 1, Pq. 354 Block 1 5. Iron pins set at all new corners (20, 21, & 22). Beth H. Harris Peakwood Hills Iron Pin Tax No. 1090467 M.B. 1, Pg. 354 Found D.B. 1739, Pg. 1533 Buttl, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE Robert C. Churchill, III, et ux 0/05/09 2 David A. PERFATER A DO HEREBY CERTIFY THAT Julia W. Crump + Cynthia W. Creamer, WHOSE NAME IS SIGNED TO THE FOREGOING Tax No. 1090468 Lot 9 Iron Pin Found Bears-WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11 HA DAY OF WELLOW DELLA D D.B. 1001, Pg. 237 Block 1 S 25'34'42" E, 4.65' Peakwood Hills From Corner Lic, No. 1847 M.B. 1, Pg. 354 MY_COMMISSION EXPIRES: (Latherine R. Snita Michael L. Roberts, et ux may 31, 2083 Tax No. 1090469 LAND SURVEYOR NOTARY PUBLIC D.B. 1601, Pg. 1296 300334 This plat is based on a current field survey and legal description contained CURVE | RADIUS | ARC LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH | DELTA ANGLE REGISTRATION NO. | 38.29' | N 02'27'09" E | 29.09' | S 76'28'50" W | 29.09' | S 76'28'50" W | 67.82' | S 22'49'00" W | 0.00' | N 61'39'00" E | 55.32' 56.57' in Inst. #060009951, Pg. 129 C1 40.00' 57.10' 57.10' C2 120.90' C3 120.90' 27'03'36" 56.57 27'03'36" C4 70.00' 107.75' 94.25' 97.42 88'11'28" C5 30.00' 60.00' 180'00'00" APPROVED: | Subdivision For Lynne P. Falkinburg & Julia Peterson Agent - City of Roanoke Legend Garrett Revocable Trust Planning Commission Showing the resubdivision of Tract A, **-**O-Power Pole W. M. Dillard Subdivision, M.B. 1, Pg. 4, and Lot 9, Block 1, Prospect Valley, P.B. 4, Pg. 87, Overhead Wires — Е — Conc. Concrete a 0.309 Ac. Parcel and a 3.966 Ac. Parcel and Minimum Building Line M.B.L. creating Lot A-1 (2.3362 Ac.) and Lot A-2 (5.3385 Ac.) P.U.E. Public Utility Easement IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA situate on Winterberry Lane, S.W. & Dillard Road, S.W. Telephone & Electric Easement THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 200 O'CLOCK Q .M. ON THIS 10 DAY OF DECEMBER Land Surveying, Inc. Roanoke, Virginia 5935 Monet Drive, S.W. 100' 50' Roanoke, Virginia 24018 Phone: 540-204-1649 Email: DOCLS @ COX.NET BRENDA HAMILTON TESTE: Scale: 1" = 100' Date: October 5, 2009 Tax No. 1090452, 1090453, 1100110, 1090416 GRAPHIC SCALE DEPUTY CLERK

M.B. 3 Pg. 3535