

Know All Men By These Presents To Wit:

That, Ann Novella McPeak is the fee simple owner of the parcel of land shown hereon bounded by corners 1 through 9 to 1, inclusive, and is a portion of the land conveyed to said owner by deed recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia in Deed Book 1590, Page 1840.

The said owner hereby subdivides the property as shown hereon of her own free will 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 owner on this 12th day of March, 2010.

Ann Novella McPeak
Ann Novella McPeak Date
Owner
ANN NOVELLA MC PEAK
Printed Name

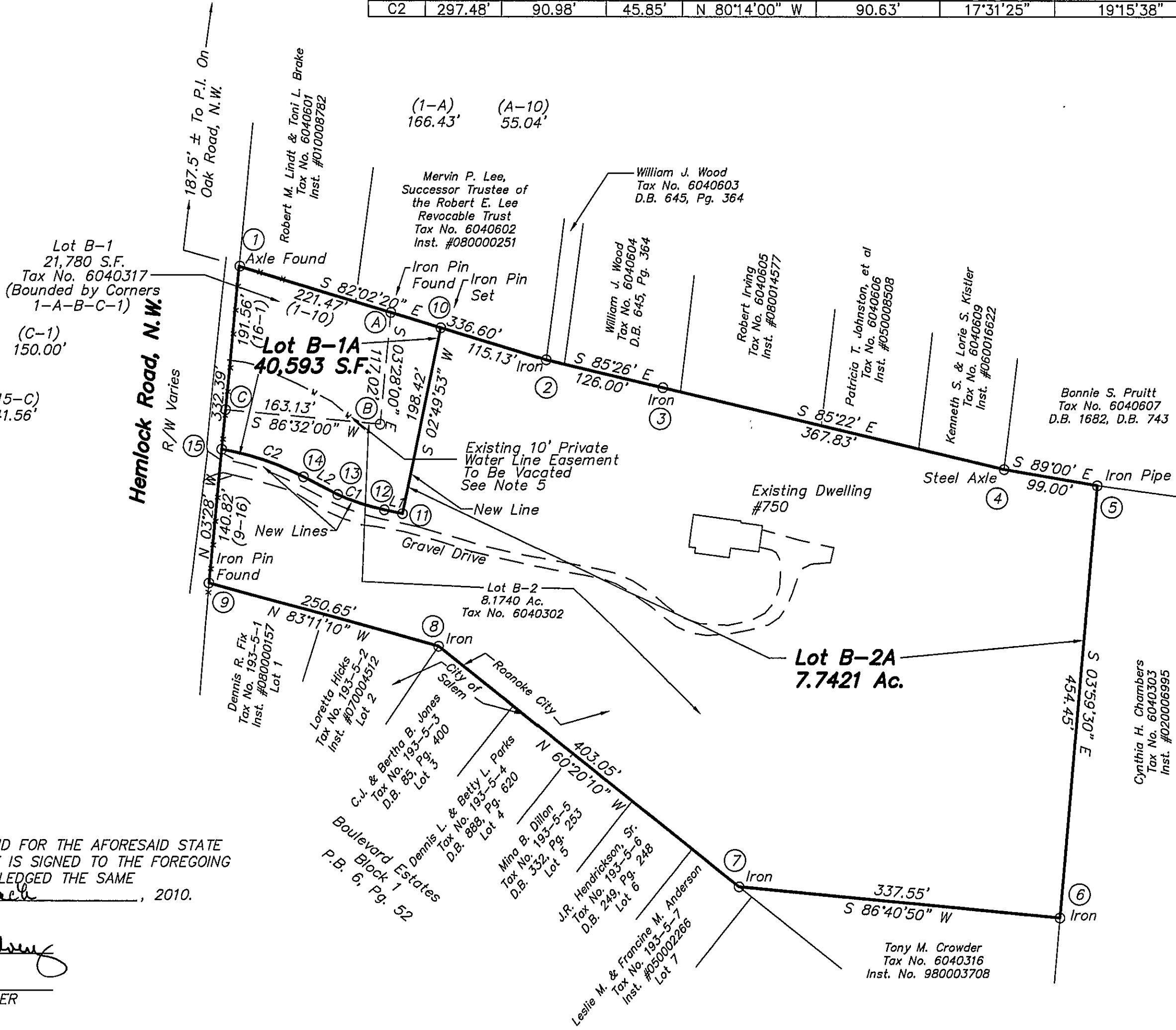
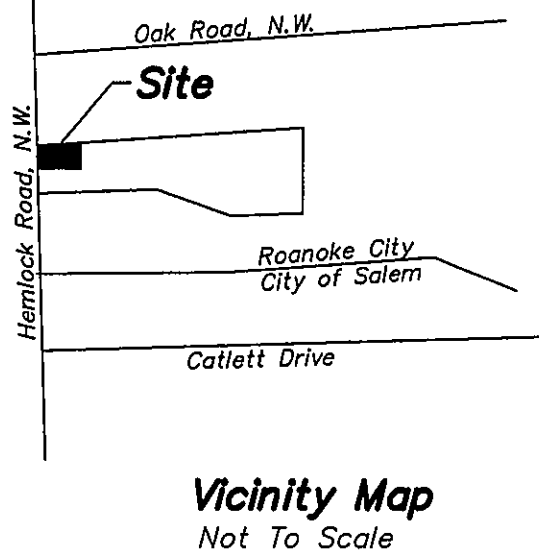
Boundary Coordinates

Corner	Northing	Easting
1	5446.86	10005.42
2	5400.24	10338.78
3	5390.21	10464.38
4	5360.50	10831.01
5	5358.77	10929.99
6	4905.42	10961.63
7	4885.88	10624.64
8	5085.35	10274.41
9	5115.09	10025.54
10	5416.19	10224.76
11	5218.01	10214.96
12	5219.09	10195.64
13	5227.40	10144.74
14	5240.28	10106.32
15	5255.65	10017.01

Boundary coordinates shown hereon based on assumed datum

LINE	BEARING	DISTANCE
L1	N 86°48'08" W	19.35'
L2	N 71°28'17" W	40.51'

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	DEGREE OF CURVE
C1	243.74'	51.67'	25.93'	N 80°43'45" W	51.57'	12°08'46"	23°30'25"
C2	297.48'	90.98'	45.85'	N 80°14'00" W	90.63'	17°31'25"	19°15'38"



Meridian of D.B. 1590, Pg. 1840

- 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 flood zone "x" as shown on the FEMA Flood Insurance Rate map Panel No. 51161C0142 G, 9/27/08.
 3. 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.
 4. Lot B-1A surveyed only, remaining property platted from existing records.
 5. Existing waterline to be relocated to Tax Parcel 6040302. Easement to remain until waterline moved.
 6. Lines A to B to C hereby vacated.
 7. Iron pins set at all new corners (10 through 15).

STATE OF VIRGINIA
County of Roanoke
TO WIT:

I, DiAnne C. Helvey, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ANN NOVELLA McPEAK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 12th DAY OF March, 2010.

MY COMMISSION EXPIRES: 3/31/12

DIANE C. HELVEY
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #165381
My Commission Expires March 31, 2012

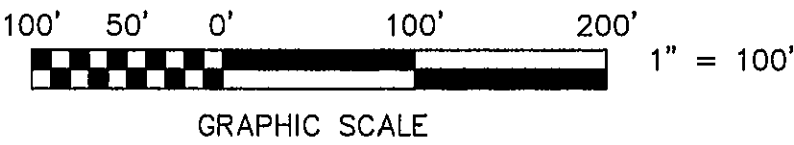
DiAnne C. Helvey
NOTARY PUBLIC
165381
REGISTRATION NUMBER

APPROVED: [Signature] 3/15/10
Agent - City of Roanoke Date
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 11:15 O'CLOCK A.M. ON THIS 15 DAY OF MARCH, 2010.

TESTE: BRENDA L. HAMILTON
CLERK
BY: Katie Thomas
DEPUTY CLERK

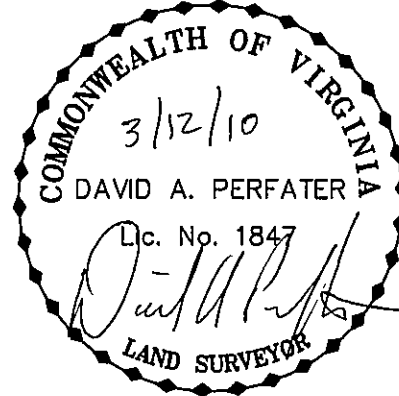
Legend
- x - x - Fence Line



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

Subdivision & Plat From Records For
Ann Novella McPeak
Showing the resubdivision of Lots B-1 & B-2, Ann Novella McPeak Map, M.B. 1, Pg. 3447 and creating Lot B-1A (40,593 Sq. Ft.) & Lot B-2A (7.7421 Ac.) situate on Hemlock Road, N.W.

Roanoke, Virginia
Scale: 1" = 100'
Date: January 5, 2010
Tax No. 6040302 & 6040317



This plat is based on a current partial field survey and legal description contained in D.B. 1590, Pg. 1840