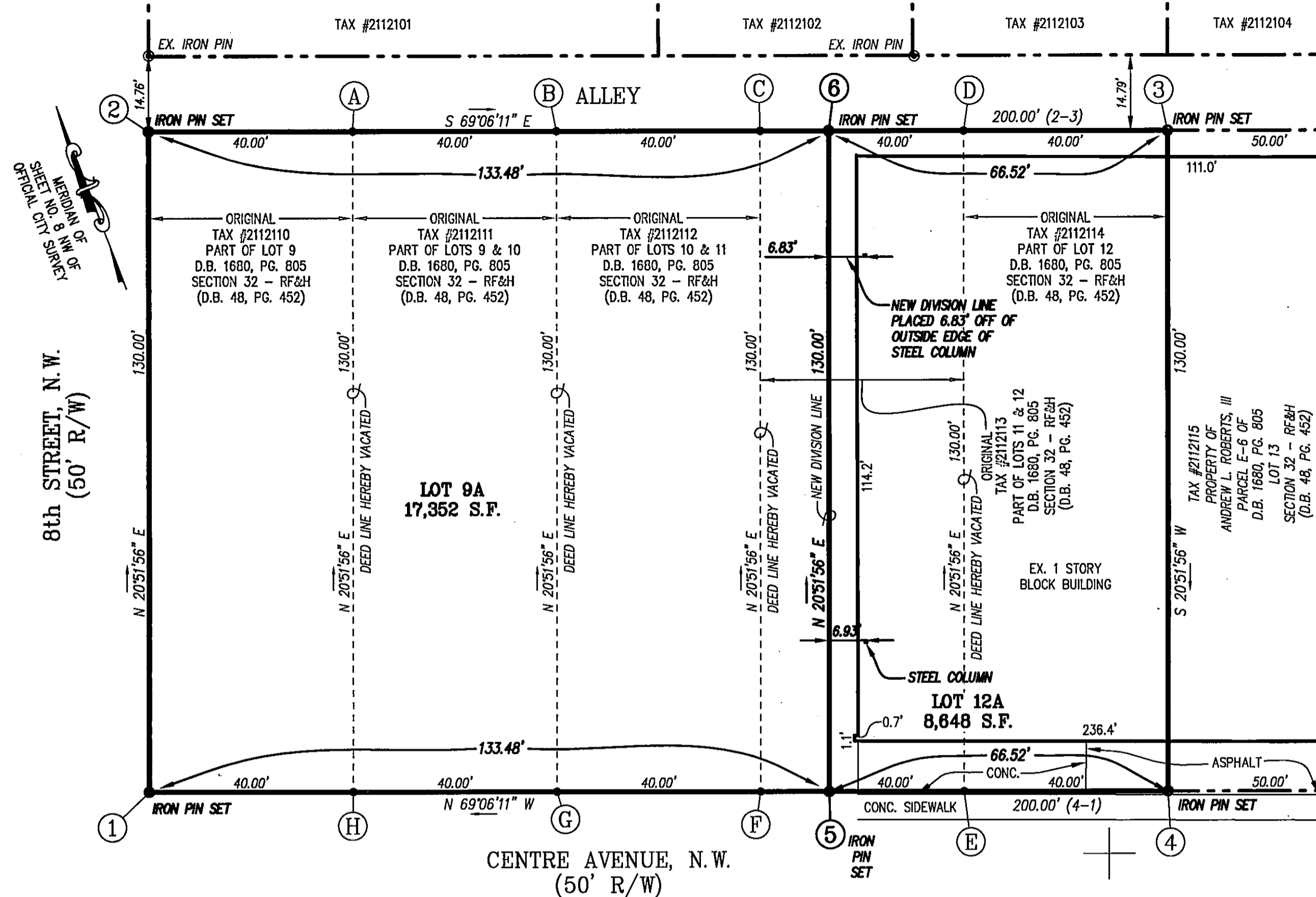


w:\drawings\2010\10007\sur\10007base.dwg 10007base-layout1.plt



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ANDREW L. ROBERTS, III IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED APRIL 9, 1983, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN D.B. 1680, PG. 805.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

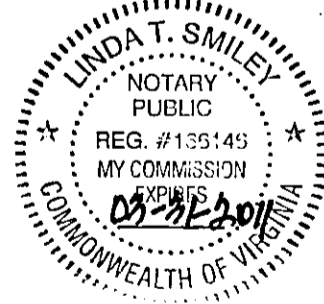
WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 29th DAY OF March, 2010.

OWNER:

BY: *Andrew L. Roberts, III*
ANDREW L. ROBERTS, III, OWNER

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT CORNERS 1 THROUGH 6 INCLUSIVE UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE COMMUNITY PANEL NUMBER 510130 0164 G, MAP NUMBER 51161C0164G, DATED SEPTEMBER 28, 2007, UNSHADED ZONE "X".
5. LEGAL REFERENCE: D.B. 1680, PG. 805 (DEED) AND D.B. 48, PG. 452 (PLAT).
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
7. THE PROPERTY LINE BETWEEN CORNERS 5 AND 6 IS A NEW DIVISION LINE.
8. THE EXISTING DEED LINES BETWEEN CORNERS A TO H, B TO G, C TO F AND D TO E ARE HEREBY VACATED.



STATE OF VIRGINIA

County of Roanoke

I, *Linda T. Smiley*, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY, AND STATE DO HEREBY CERTIFY THAT ANDREW L. ROBERTS, III, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED March 29, 2010, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID Jurisdiction, AND STATE AND ACKNOWLEDGED THE SAME ON March 29, 2010.

MY COMMISSION EXPIRES ON March 31, 2011

REG. #135145

APPROVED:

C. J. O'Neil
AGENT, CITY OF ROANOKE PLANNING COMMISSION

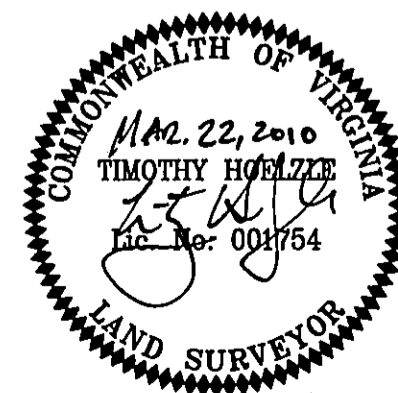
3/30/2010
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON MARCH 30, 2010, AT 10:57 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Alan A. Jones
DEPUTY CLERK

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES WERE ASSUMED		
CORNER	NORTHING	EASTING
1	5000.0000	5000.0000
2	5121.47450	5046.30282
3	5050.13696	5233.14756
4	4928.66246	5186.84474
5	4952.39017	5124.69796
6	5073.86467	5171.00079
1	5000.0000	5000.0000
AREA 26,000 S.F.		



OFFICIAL ROANOKE CITY SURVEY SHEETS N.W. LOCATION AND TIES

SCALE 1" = 100'

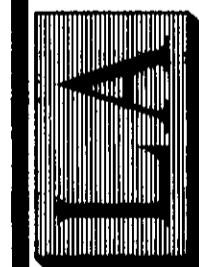
PLAT SHOWING
THE COMBINATION AND RESUBDIVISION
**PART OF LOTS 9,
10, 11 AND 12**
SECTION 32, ROGERS, FAIRFAX & HUSTON
ADDITION TO THE CITY OF ROANOKE, VIRGINIA
(D.B. 48, PG. 452)
CREATING
**LOT 9A (17,352 S.F.) &
LOT 12A (8,648 S.F.)**

PROPERTY OF
ANDREW L. ROBERTS, III
SITUATED AT THE INTERSECTION OF
CENTRE AVENUE, N.W. & 8TH STREET, N.W.
ROANOKE CITY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: March 22, 2010
COMM. NO.: 10-007
SCALE: 1" = 20'
SHEET 1 OF 1