PG. 357 M.B. KNOW ALL MEN BY THESE PRESENTS TO WIT: NOTES: 1. OWNER OF RECORD: F. W. WEBB PROPERTIES, LLC THAT F. W. WEBB PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, AND BEING A PORTION 2. LEGAL REFERENCE: INSTRUMENT NUMBER 100000436 THOMASON ROAD, S.E. OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE 3. ORIGINAL TAX MAP #4370429 OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 100000436. 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS GILLETTE AVE., S.E. REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS 5. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X (UNSHADED). SEE F.E.M.A. MAP PANEL #51161C0256G (REVISED DATE: SEPTEMBER 28, 2007) AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE CRAIG ROBERTSON OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER 6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES. INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE. IN WITNESS WHEREON ARE HEREBY PLACED, THE FOLLOWING SIGNATURES AND SEALS: Membe W. WEBB PROPERTIES, LLC VICINITY MAP NO SCALE CRAIG ROBERTSON ROAD, S.E. VEDGE OF STATE OF VIRGINIA 30' R/W S89'30'00"E 62.00'-PAVEMENT COMMONWEALTH AT LARGE Jessica L. Nash → 125±' TO P.I. \_, A NOTARY PUBLIC IN D.B. BROOKS AVE., S.E. 1 AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Favren W. Webb , WHOSE LEGEND NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 16, DAY OF April , 2010 - IRON PIN FOUND (IPF) - IRON PIN SET REG. #353945 NOTARY PUBLIC MY COMMISSION EXPIRES 8-31-12 FENCE---LOT 3A NOTARY 12,717 S.F. PUBLIC REG. #353945 COORDINATE LIST(ASSUMED) MY COMMISSION CORNER NORTHING EASTING 7160.1281 8113.5544 2 8175.5521 7159.5870 3 6962.8989 8189.5933 6797.5500 4 8201.3973 -LOT 3:-5 6826.8253 8128.2039 23,199 S.F. 6 6963.4871 8122.1973 T.M. #4370429 7160.1281 8113.5544 589°30'00"E 67.40 NEW-LOT LINE I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FENCE---FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LOT 3B Buin Coselle BRIAN J. CASELLA 002806 10,482 S.F. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A Lic. No.002806 CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED 50' RW \_ LAND SURVEY AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE BRANCH RESUBDIVISION PLAT FOR N68.12.00 W 78.83' CIRCUIT COURT OF THE CITY OF ROANOKE. F. W. WEBB PROPERTIES, LLC BROOKS AVENUE, S.E. BEING THE RESUBDIVISION OF LOT 3 AS SHOWN ON OVERHEAD WIRES A. F. BROOKS (NP) POLE APPROVED: DEED BOOK 795, PAGE 5 4/19/2010 CREATING HEREON LOT 3A (12,717 SQUARE FEET) & AGENT, CITY OF ROANOKE PLANNING COMMISSION TEDGE OF PAVEMENT LOT 3B (10,482 SQUARE FEÉT) SITUATED ON CRAIG ROBERTSON ROAD, S.E. & BROOKS AVENUE, S.E. IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT //:5(0 O'CLOCK A.M. ON THIS /9 DAY OF April , 20 10, IN MAP BOOK \_\_\_\_\_\_, PAGE 3577. CITY OF ROANOKE, VIRGINIA GRAPHIC SCALE SURVEYED JANUARY 4, 2010 JOB #R1010008.00 SCALE: 1"= 40' SHEET 1 OF 1 BRENDA S. HAMILTON ( IN FEET ) TEL: 540-772-9580 FAX: 540-772-8050 CLERK DRN: JLN 1 inch = 40 ft.PLANNERS ARCHITECTS ENGINEERS SURVEYORS PLANNERS CHK: BJC DEPUTY CLERK Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018 • ENGINEERS