

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JASS PROPERTIES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 TO 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO JASS PROPERTIES, INC., FROM ROBERT L. JOHNSON AND CATHY P. JOHNSON BY DEED DATED MAY 4, 2010, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBER 100004112.

THE SAID OWNER CERTIFIES THAT HE HAS COMBINED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.2-2240 THROUGH 15.2-2276 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE, AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AND IN ACCORDANCE WITH THE DESIRES OF THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON 23rd DAY OF JUNE 2010.

BY: Alvin J. Everett
ALVIN J. EVERETT, OWNER, FOR JASS PROPERTIES, INC.
PRESIDENT,

STATE OF VirginiaCity of Salem

I, Benita Rae VanCleave, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT ALVIN J. EVERETT, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 6-23 PRESIDENT 2010, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 06/23, 2010.

MY COMMISSION EXPIRES 08/31/2013
Benita Rae VanCleave 257934
NOTARY PUBLIC REGISTRATION NUMBER

BENITA RAE VAN CLEAVE
Notary Public
Commonwealth of Virginia
257934
My Commission Expires Aug 31, 2013

PROPERTY OF
LJHF ENTERPRISES, LLC
INSTRUMENT #100002210
TAX NUMBER 2460706

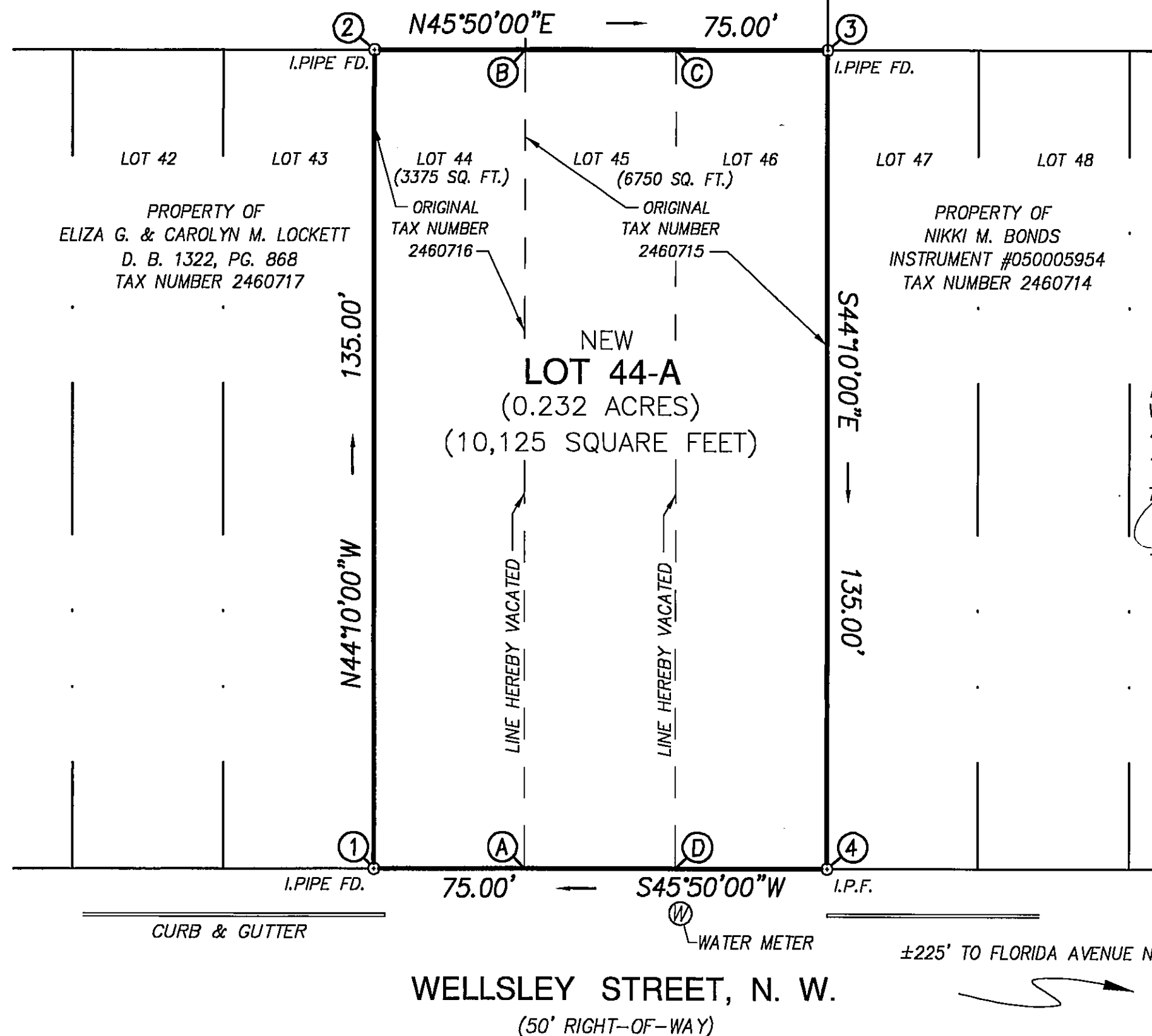
PROPERTY OF
BRUCE C. & TERESA N. STAPLES
INSTRUMENT #040020918
TAX NUMBER 2460705

PROPERTY OF
ELMER J. KEEN
INSTRUMENT #010013299
TAX NUMBER 2460704

LEGEND

AC.	ACRES
SQ. FT.	SQUARE FEET
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
I.P.S.	IRON PIN SET
I.P.F.	IRON PIN FOUND
I.PIPE FD.	IRON PIPE FOUND
R/W	RIGHT-OF-WAY
OHU	OVERHEAD UTILITIES
Ø	UTILITY POLE

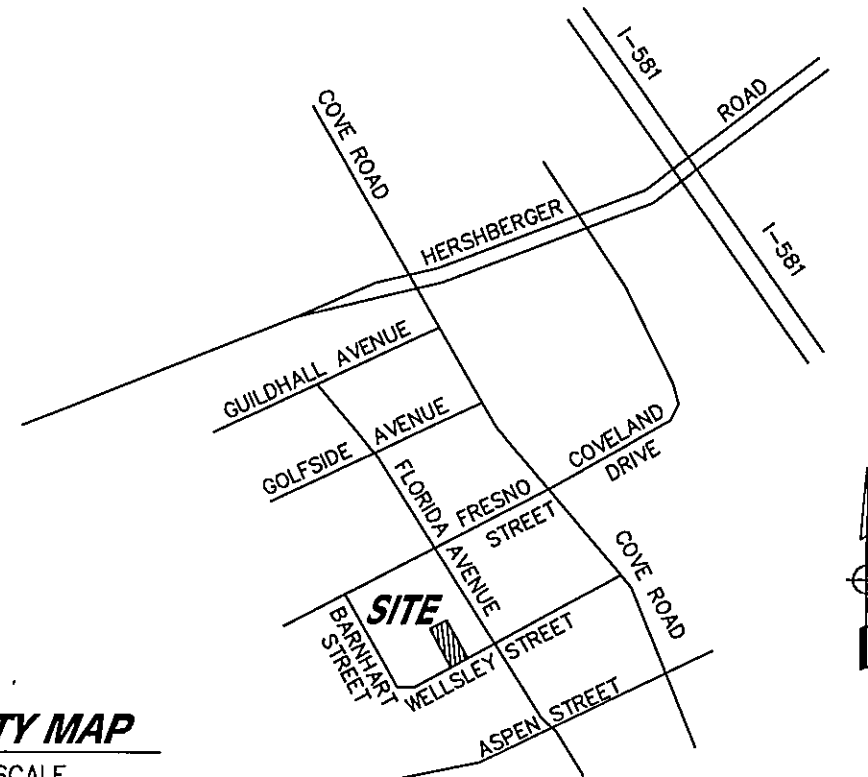
BOUNDARY COORDINATES ORIGIN ASSUMED		
CORNER#	NORTHING	EASTING
1	5468.6478	5171.4192
2	5565.4855	5077.3583
3	5617.7416	5131.1570
4	5520.9039	5225.2179
1	5468.6478	5171.4192

**NOTES:**

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NO. 50161, MAP NO. 51161C0161G, REVISED SEPTEMBER 28, 2007. ZONE X.
- REFERENCES: INSTRUMENT #100004112; DEED BOOK 719, PAGE 77.
- LINES A TO B AND C TO D ARE HEREBY VACATED.
- THE INTENT OF THIS PLAT IS TO COMBINE ROANOKE CITY TAX PARCELS 2460715 AND 2460716.
- THE RECORDATION OF THIS PLAT OF COMBINATION 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.



SCALE: 1" = 20'

VICINITY MAP
NO SCALE**APPROVED:**

APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.

[Signature]
SUBDIVISION AGENT

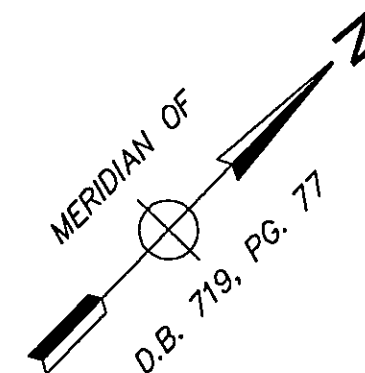
6/24/2010
DATE

CLERK'S CERTIFICATE:

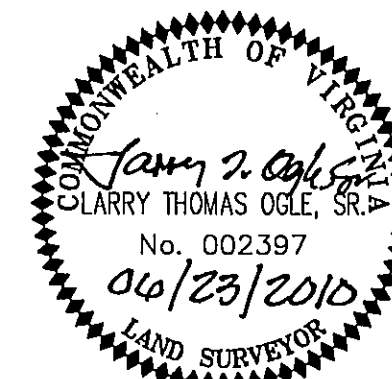
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ANNEXED IS ADMITTED TO RECORD ON JUNE 24 2010, AT 10:22 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, CLERK

[Signature]
DEPUTY CLERK



PLAT SHOWING THE COMBINATION OF
LOT 44, LOT 45 & LOT 46
BLOCK 2, MAP OF
T. T. WELLS SUBDIVISION
(DEED BOOK 719, PAGE 77)
(TAX NUMBER 2460716 - LOT 44)
(0.0775 AC.- 3375 SQ. FT.)
(TAX NUMBER 2460715 - LOTS 45 & 46)
(0.1550 AC.- 6750 SQ. FT.)
THE PROPERTY OF
JASS PROPERTIES, INC.
(INSTRUMENT #100004112)
CREATING HEREON NEW
LOT 44-A (0.232 ACRES)
(10,125 SQUARE FEET)
SITUATED AT
1434 WELLSLEY STREET, N. W.
CITY OF ROANOKE, VIRGINIA
SURVEYED APRIL 30, 2010
SCALE: 1" = 20'



3152 BRIAN ROAD
SALEM, VIRGINIA 24153
(540) 384-7300 OFFICE
(540) 580-5279 MOBILE
LTOGLE@COMCAST.NET EMAIL

REVISIONS
1 REVISED 6/05/10 PER ROANOKE CITY REVIEW
2 COMMENTS
3
4

LARRY T. OGLE, SR., L.S., L.C.
LAND SURVEYOR

SHEET
1
OF 1