

\\07\07016-Robert Bennett\deg\bons.dwg

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROBERT G. BENNETT IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 28 TO 1, INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 030016718.

SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 020022204 LISTING TRSTE, INC. AS TRUSTEE AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS BENEFICIARY.

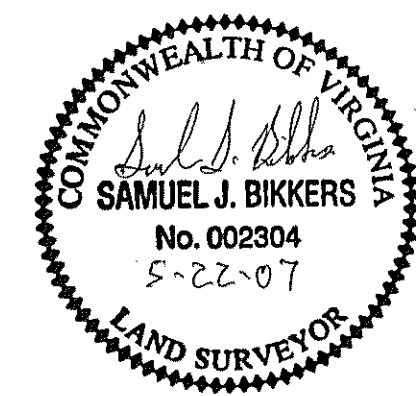
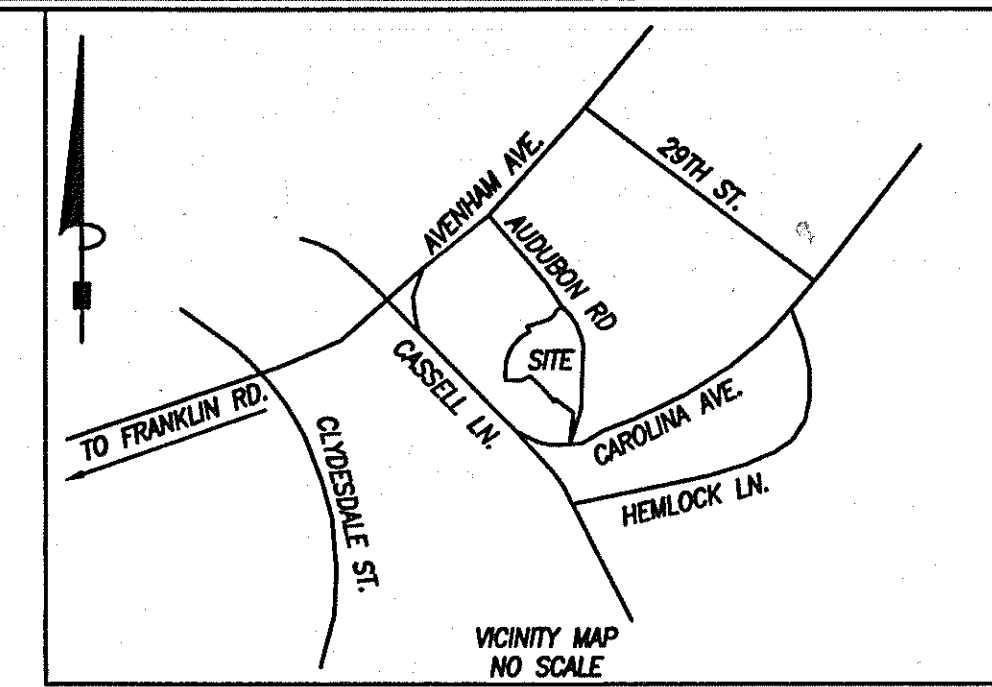
THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNERS AS REQUIRED BY SECTION 15.2-2240 THROUGH 2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

Robert G. Bennett 5/22/07
ROBERT G. BENNETT DATE:

NOTES:

1. OWNER OF RECORD: ROBERT G. BENNETT AND BETTY A. BENNETT
2. LEGAL REFERENCE: INSTRUMENT# 030016718
INSTRUMENT# 020010752
3. REFERENCE MAP: MAP BOOK 1, PAGES 2442 & 2443
4. TAX MAP NUMBER: 1070902
5. NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
7. 1/2" CAPPED REBAR SET AT ALL CORNERS LABELED "IPS".
8. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X. SEE MAP NUMBER 51161C044D, EFFECTIVE DATE: OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
9. 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.



STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Cynthia Ellwood, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert G. Bennett, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22nd DAY OF May, 2007.

Cynthia Ellwood
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-31-09

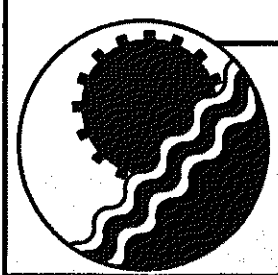
APPROVED:

R. Brian Townsend 5-22-07
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA. THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 12:50 O'CLOCK P.M. ON THIS THE 23rd DAY OF May, 2007, IN MAP BOOK 1, PAGE 3126-72

BY: Brenda S. Hamilton
CLERK
[Signature]
DEPUTY CLERK

SUBDIVISION PLAT
FOR
ROBERT G. BENNETT
SHOWING THE DIVISION OF LOT A-1A
(VACATION, RESUBDIVISION AND PARTIAL SURVEY FOR
ROBERT G. & BETTY A. BENNETT AND
DANIEL P. & ELIZABETH F. FRANKL)
(MAP BOOK 1, PAGE 2443)
(TAX PARCEL 1070902)
CREATING HEREON
LOT A-1A1 (1.1123 ACRES)
LOT A-1A2 (0.7318 ACRES)
SITUATED ALONG AUDUBON ROAD, S.W.
CITY OF ROANOKE, VIRGINIA
APRIL 9, 2007
E.C.I. PROJECT NUMBER 07016



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FENCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	CAA	
Designed		4-8-07
Checked	SJB/TSN	PROJECT: 07016
Approved	SJB	1 of 2