

18171rp02-revised-layout1.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MAVEN INVESTMENTS, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED BY CORNERS 1 THRU 6 TO 1. WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MARCH 15, 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE IN INSTRUMENT #201902293.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCES.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 17th DAY OF APRIL, 2019.

OWNER: MAVEN INVESTMENTS, LLC

BY: [Signature] ITS [Signature] (TITLE) [Signature] (PRINTED NAME)

STATE OF VIRGINIA COUNTY OF ROANOKE

ARLENE SKELLINGTON NOTARY PUBLIC COMMONWEALTH OF VIRGINIA REGISTRATION #7680477 MY COMMISSION EXPIRES MARCH 31, 2020

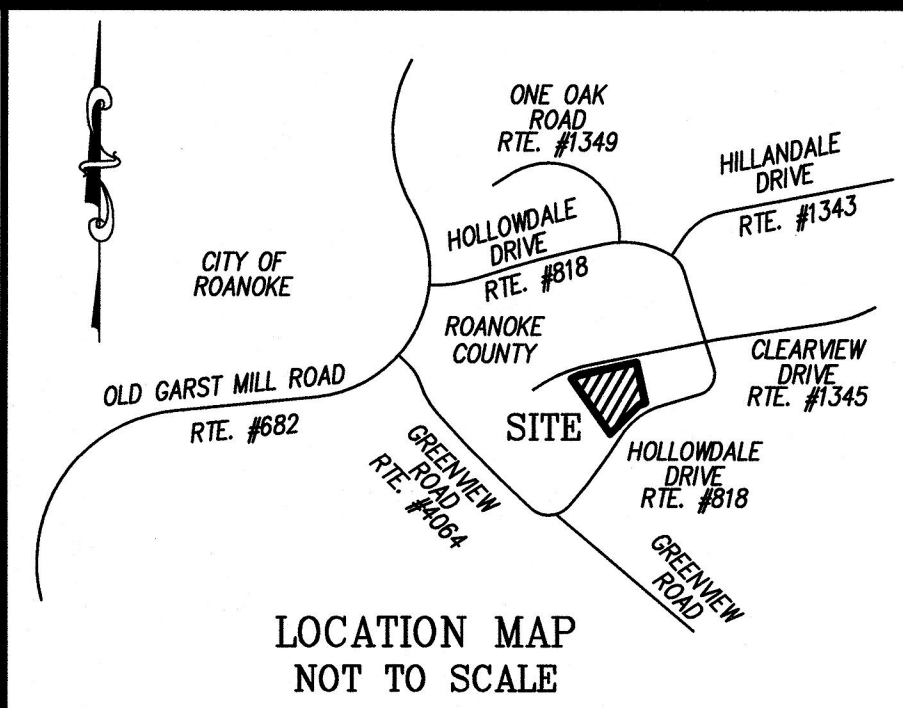
I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT ALEXANDER BOONE (TITLE), FOR MAVEN INVESTMENTS, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 17, 2019.

MY COMMISSION EXPIRES MARCH 31, 2020 REG. # 7680477

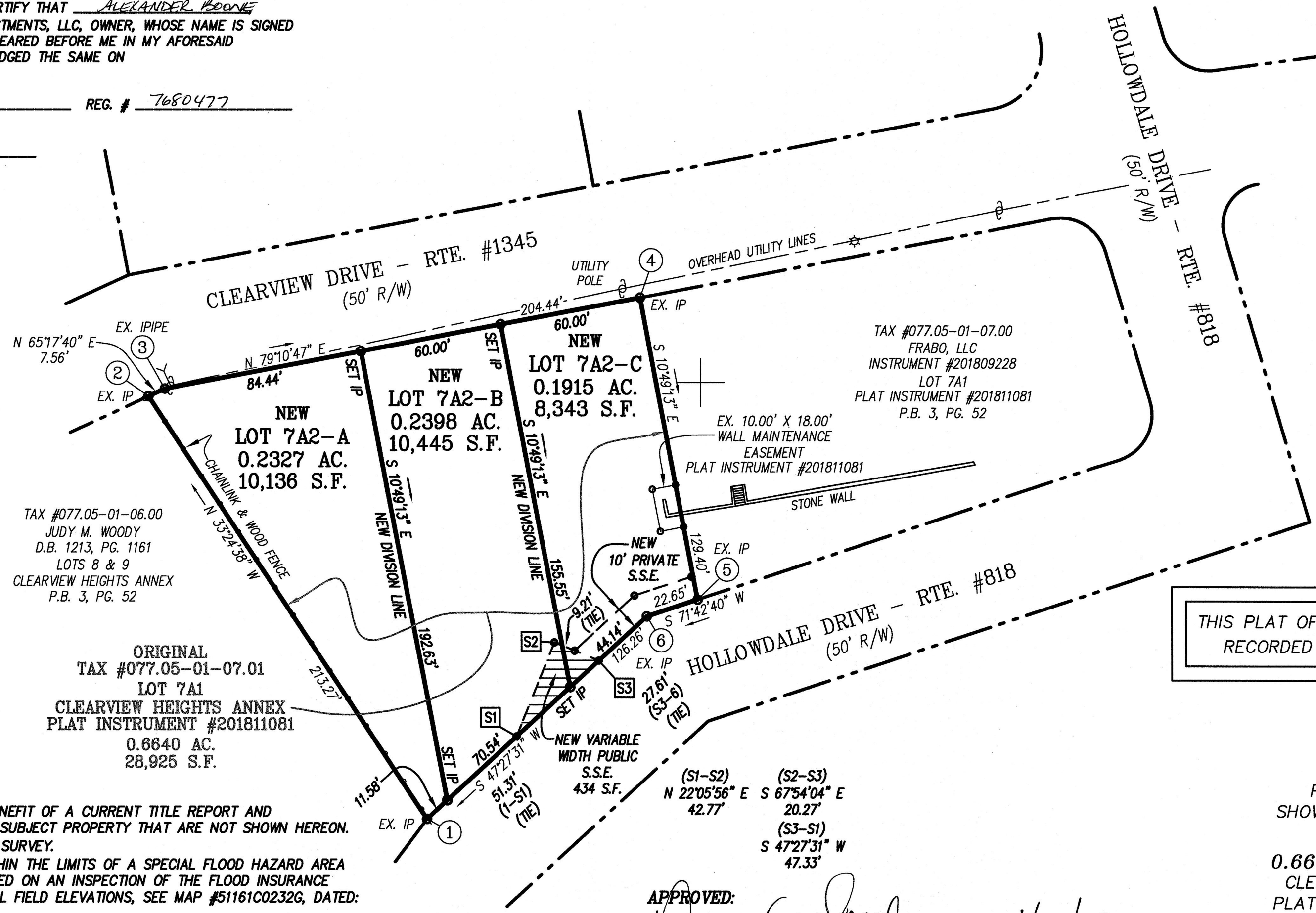
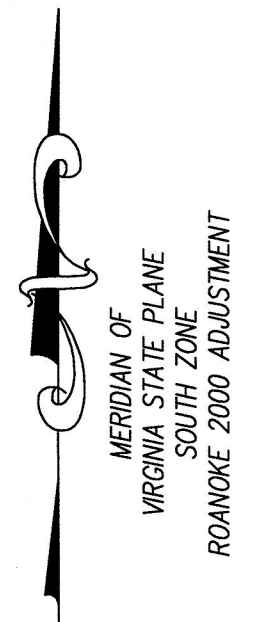
[Signature] ARLENE SKELLINGTON NOTARY PUBLIC

BOUNDARY COORDINATES VIRGINIA STATE PLANE SOUTH ZONE ROANOKE 2000 ADJUSTMENT. Table with columns: CORNER, NORTHING, EASTING. Rows 1-6 and TOTAL AREA LOT 7A1 = 0.6640 AC. (28,925 S.F.)

PARCEL IDENTIFICATION TABLE. Table with columns: NEW LOT, OLD TAX MAP NUMBER (OMN), PROPOSED PARCEL ID FULL (PPIDF), PROPOSED PROPERTY ID (TPID). Rows 7A2-A, 7A2-B, 7A2-C.

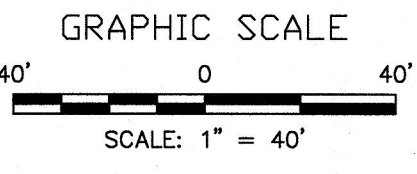


LEGEND. Table with columns: AC, EX, IP, IPIPE, P.B, PG, R/W, S.F. and their corresponding descriptions: ACRES, EXISTING, EXISTING IRON PIN, IRON PIPE, PLAT BOOK, PAGE, RIGHT-OF-WAY, SQUARE FEET.



THIS PLAT OF CORRECTION SUPERSEDES PLAT RECORDED AT INSTRUMENT #201902779.

- NOTES: 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON. 2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. 3) THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP #51161C0232G, DATED: SEPTEMBER 28, 2007. "X" (UN-SHADED). 4) APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY 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 THE SUBDIVISION. 5) 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 RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY. 6) THIS PLAT RE-SUBDIVIDES ORIGINAL TAX #077.05-01-07.01, LOT 7A2 (PLAT INSTRUMENT #201811081). 7) PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON. 8) LEGAL REFERENCE: TAX #077.05-01-07.01, MAVEN INVESTMENTS, LLC, INSTRUMENT #201902293, LOT 7A2 - PLAT INSTRUMENT #201811081. 9) THIS PLAT OF CORRECTION WAS PREPARED TO NOTE CHANGE OF OWNERSHIP OF THE SUBJECT PROPERTY BETWEEN THE TIME THAT PLAT RECORDED AT INSTRUMENT #201902779 WAS SIGNED (DECEMBER 6, 2018 AND THE RECORDATION OF SAID PLAT ON APRIL 4, 2019.



APPROVED: [Signature] 4/18/19 DATE AGENT, ROANOKE COUNTY PLANNING COMMISSION

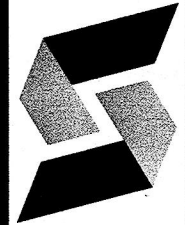
CLERK'S CERTIFICATE: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON APRIL 23rd, 2019, AT 2:25 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK [Signature] DEPUTY CLERK

PLAT OF CORRECTION SHOWING RE-SUBDIVISION OF LOT 7A2 0.6640 AC. (28,925 S.F.) CLEARVIEW HEIGHTS ANNEX PLAT INSTRUMENT #201811081 PROPERTY OF MAVEN INVESTMENTS, LLC INSTRUMENT #201902293 CREATING HEREON NEW LOT 7A2-A (0.2327 AC.), LOT 7A2-B (0.2398 AC.) & LOT 7A2-C (0.1915 AC.) SITUATED ALONG CLEARVIEW & HOLLOWDALE DRIVE WINDOR HILLS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

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Lumsden Associates, P.C. ENGINEERS | SURVEYORS | PLANNERS



DATE: April 16, 2019 COMM. NO.: 2018-171 SCALE: 1" = 40' SHEET 1 OF 1