

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MICHAEL LEE JONES IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED AND COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 14 TO 1 INCLUSIVE, WHICH IS A PORTION OF THE PROPERTY BEQUEATHED TO SAID OWNER BY WILL OF LESTER LEE JONES, DATED NOVEMBER 17, 2011, WHO DIED IN TESTATE, JANUARY 16, 2018, RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE IN WILL INSTRUMENT #201800127.

THAT MICHAEL L. JONES AND BARBARA J. JONES (DECEASED) ARE THE FEE SIMPLE OWNERS & PROPRIETORS OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED AND COMBINED, BOUNDED BY OUTSIDE CORNERS 10 TO 15 THROUGH 21 TO 11 TO 10, WHICH IS ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY WITH RIGHT OF SURVIVORSHIP, DEED DATED AUGUST 27, 2004, RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE IN WILL INSTRUMENT #200416346.

THE SAID OWNERS CERTIFY THAT THEY HAVE RE-SUBDIVIDED AND COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE, AS AMENDED.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 15th DAY OF May, 2019.

OWNER: MICHAEL LEE JONES AKA MICHAEL L. JONES

Signature of Michael Lee Jones

STATE OF VIRGINIA

County of Roanoke

I, Janet Peery, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT MICHAEL LEE JONES, 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 May 15, 2019.

MY COMMISSION EXPIRES ON 4/30/21 REGISTRATION # 226901

Signature of Janet Peery, Notary Public

JANET PEERY NOTARY PUBLIC Commonwealth of Virginia Reg. #226901 My Commission Expires 4/30/21

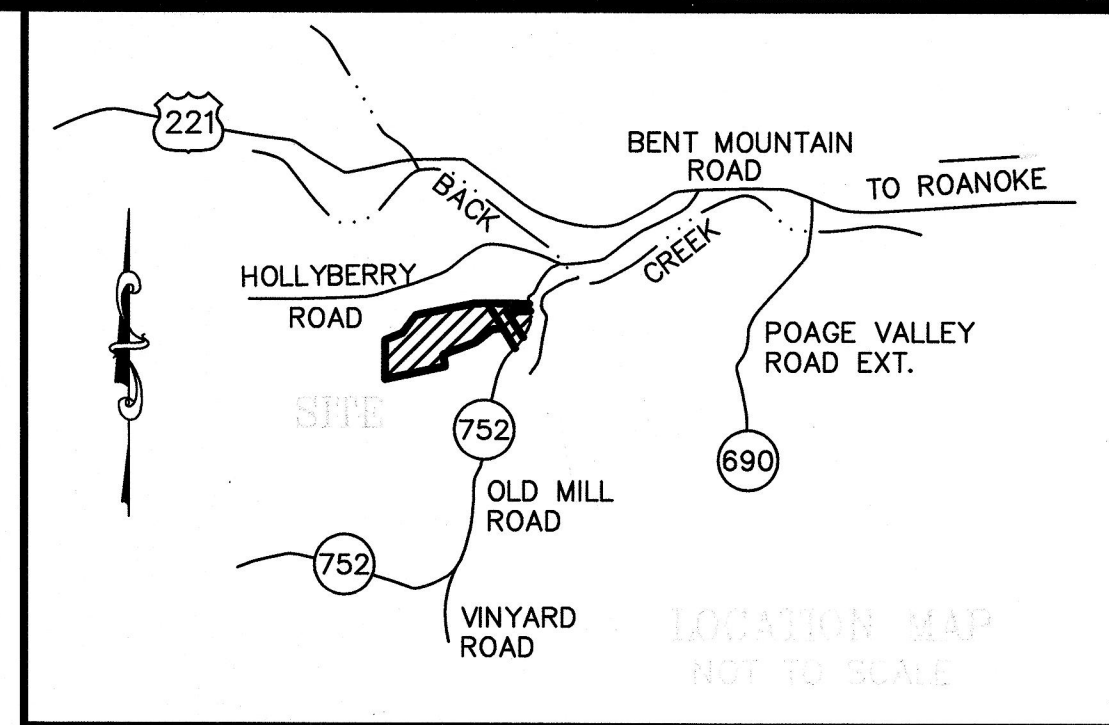
Table with 3 columns: CORNER, NORTHING, EASTING. Exterior Boundary Coordinates for Tract A. Area = 7.4763 AC. (325,666 S.F.)

Table with 3 columns: CORNER, NORTHING, EASTING. Exterior Boundary Coordinates. Area = 0.9463 AC. (41,219 S.F.)

Table with 3 columns: CORNER, NORTHING, EASTING. Exterior Boundary Coordinates. Area = 1.4463 AC. (63,003 S.F.)

Table with 3 columns: CORNER, NORTHING, EASTING. New Boundary Coordinates.

Table with 3 columns: LINE, BEARING, DISTANCE. Boundary Line Table with 28 rows.



APPROVAL:

Signature of Steven A. McGraw, Agent, Roanoke County Planning Commission

5/16/19 DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 17th DAY OF MAY, 2019, AT 10:31 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Signature of Steven A. McGraw, Deputy Clerk

PLAT SHOWING THE RE-SUBDIVISION & COMBINATION OF TAX #095.02-02-33.00

ORIGINAL TRACT "A" (7.4763 AC.) ACTUAL (7.469 AC. PER P.B. 25, PG. 38)

PROPERTY OF MICHAEL LEE JONES WILL INSTRUMENT #201800127

CREATING HEREON NEW

TRACT "A-1" (5.6288 AC.)

AND

TAX #095.02-02-39.00 & #095.02-02-39.02 (0.9463 AC.) & (1.4463 AC.)

(PLAT INSTRUMENT #200416346)

PROPERTY OF

MICHAEL L. JONES

INSTRUMENT #200416346

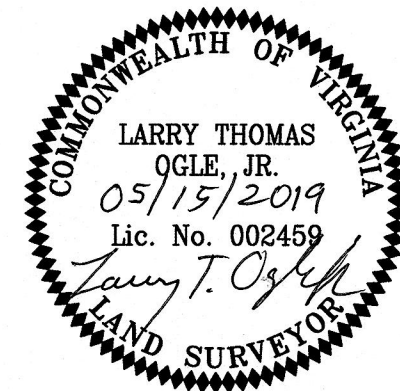
CREATING HEREON NEW

TRACT "A-2" (3.1609 AC.)

AND NEW

TRACT "A-3" (1.0792 AC.)

SITUATED ALONG OLD MILL ROAD WINDSOR HILLS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA



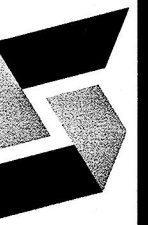
NOTES:

- 1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY
2. THE PROPERTY CORNERS WERE SET OR FOUND AS SHOWN HEREON.
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 MAP NUMBERS 51161C0229G & 51161C0233G, DATED SEPTEMBER 28, 2007. ZONES X (SHADED & UNSHADED).
5. LEGAL REFERENCE: TAX #095.02-02-33.00, P.B. 25, PG. 38. TAX #095.02-02-39.00 & 39.02, INSTRUMENT #200416346
6. THIS PLAT IS A RE-SUBDIVISION & COMBINATION OF ROANOKE COUNTY TAX PARCEL #095.02-02-33.00, #095.02-02-39.00 & #095.02-02-39.02. A 1.8474 AC. (80,474 S.F.) PORTION OF ORIGINAL TRACT A, TAX #095.02-02-33.00, BOUNDED BY CORNERS (10 THROUGH 13 TO D TO 9 TO 10) IS TO BE CONVEYED TO MICHAEL L. JONES AND IS TO BE ADDED TO AND COMBINED WITH PORTIONS OF ORIGINAL TAX #095.02-02-39.00 & #095.02-02-39.02, BOUNDED BY CORNERS (16 THROUGH 18 TO A THROUGH C TO 10 TO 15 TO 16) CREATING HEREON NEW TRACTS "A-1" 5.6288 AC. (245,192 S.F.), BOUNDED BY CORNERS (1 THROUGH 8 TO D TO 13 TO 14 TO 1) & TRACT "A-2" 3.1609 AC. (137,687 S.F.), BOUNDED BY CORNERS 16 THROUGH 18 TO A THROUGH C TO 11 THROUGH 13 TO D TO 9 TO 10 TO 15 TO 16). THE REMAINING PORTIONS OF ORIGINAL TAX #095.02-02-39.00 & #095.02-02-39.02, BOUNDED BY CORNERS (A TO 19 TO 20 23 TO 21 TO 11 TO C TO B TO A) ARE HEREBY COMBINED TO CREATE NEW TRACT "A-3" 1.0792 AC. (47,008 S.F.).
7. 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.
8. 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 ROANOKE COUNTY.

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



DATE: May 15, 2019 COMM. NO.: 2019-047 SCALE: NONE

DATE: May 15, 2019 COMM. NO.: 2019-047 SCALE: NONE