

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ET CETERA ASSOCIATES IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON TO BE SUBDIVIDED BY OUTSIDE CORNERS 1 TO A TO C TO 4 TO 5 TO 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM RICHARD F. WATSON, JR. EXECUTOR FOR THE ESTATE OF PAULINE R. WATSON, DATED SEPTEMBER 8, 1999, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT #990013986.

THAT CHARLES H. PETERSON, JR. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS A TO 2 TO 3 TO C TO A, INCLUSIVE, WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM P TO C REALTY DATED NOVEMBER 21, 1986, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1549, PAGE 1131.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE, VIRGINIA LAND SUBDIVISION ORDINANCES, AS AMENDED, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND 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 SIGNATURES AND SEALS ON 12 DAY OF July 2006.

OWNERS:

BY: Radatt Johnson
ETCETERA ASSOCIATES
RANDALL L. JOHNSON, ITS CO-OWNER

BY: Charles H. Peterson, Jr.
CHARLES H. PETERSON, JR.

BY: Juanita F. Callis
ETCETERA ASSOCIATES
JUANITA F. CALLIS, ITS CO-OWNER

STATE OF Virginia
City of Roanoke

I, Victoria Rodriguez, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT RANDALL L. JOHNSON AND JUANITA F. CALLIS FOR ET CETERA ASSOCIATES, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 12, 2006, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 12, 2006.

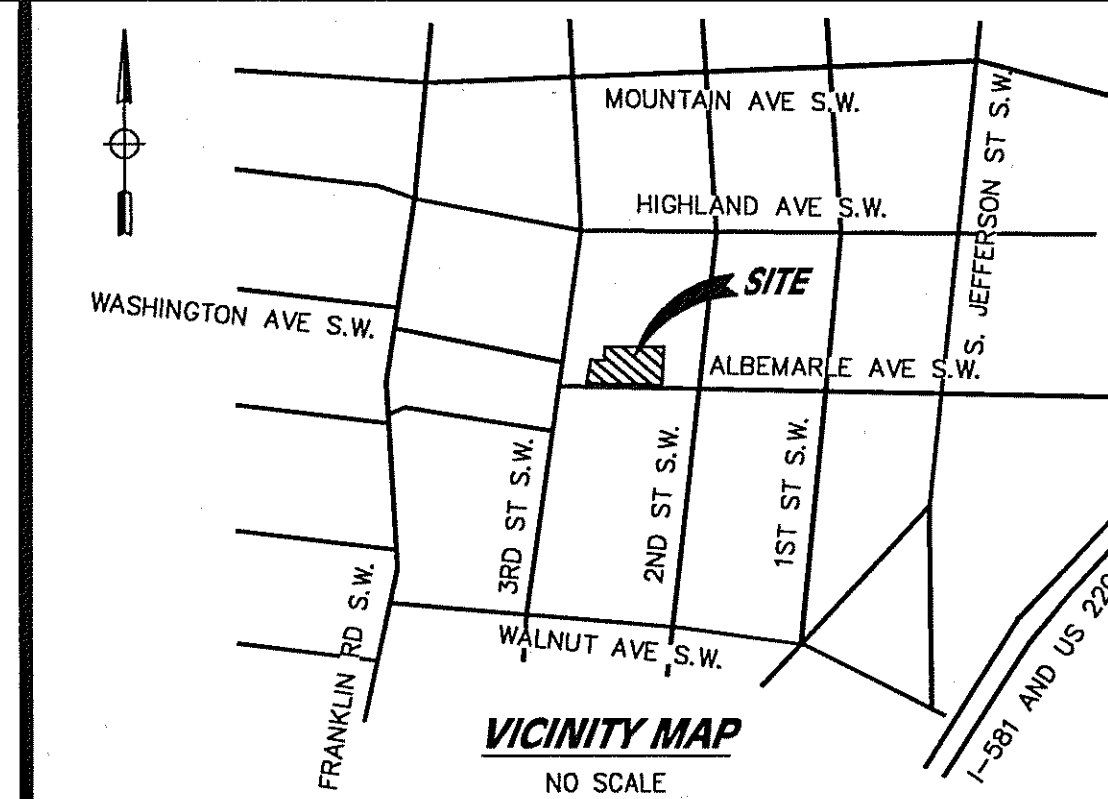
MY COMMISSION EXPIRES June 30, 2009
Victoria Rodriguez
NOTARY PUBLIC

STATE OF Virginia
City of Roanoke

I, Victoria Rodriguez, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT CHARLES H. PETERSON, JR., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED July 12, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 12, 2006.

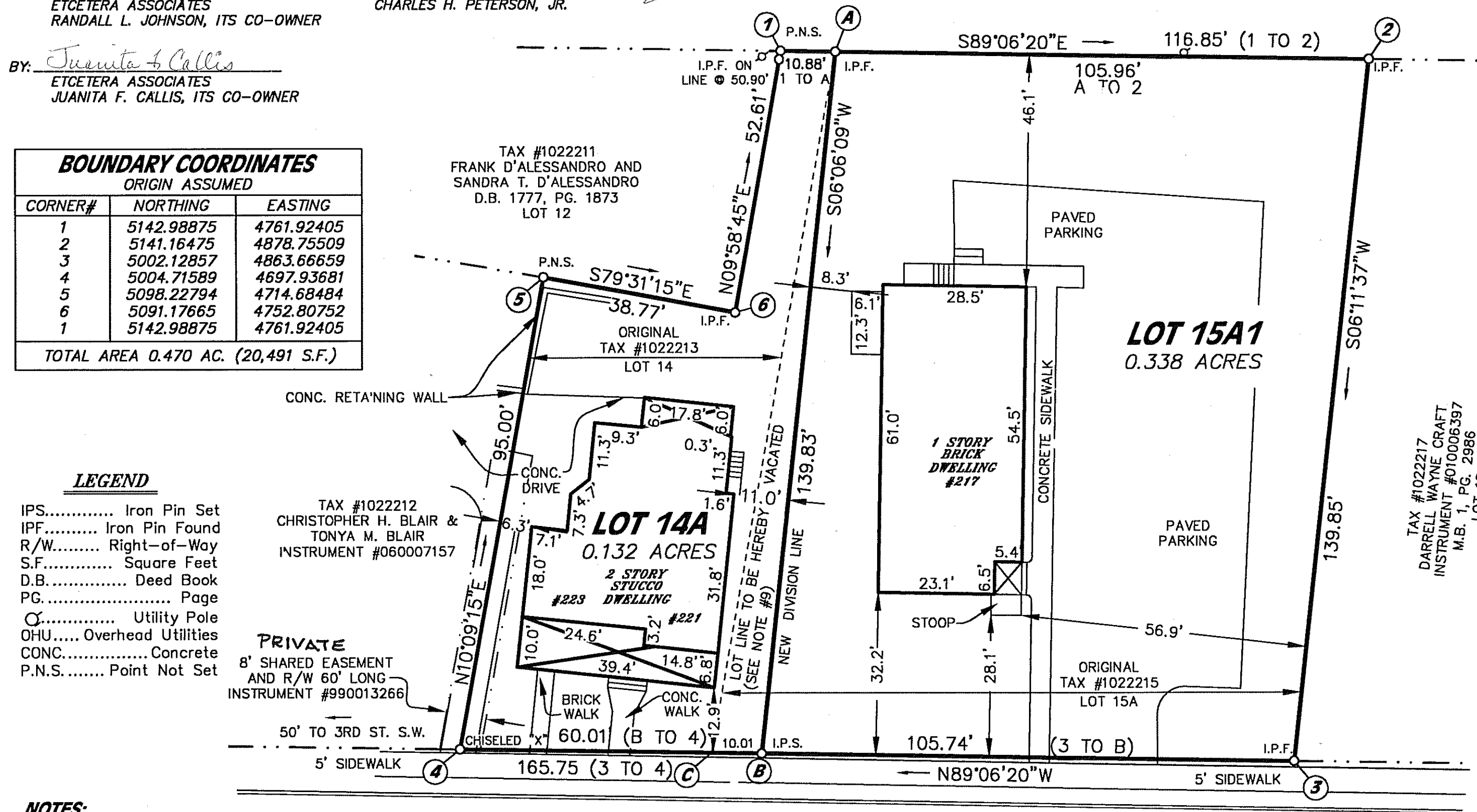
MY COMMISSION EXPIRES June 30, 2009
Victoria Rodriguez
NOTARY PUBLIC

N
MERIDIAN OF
INSTRUMENT #050006443



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

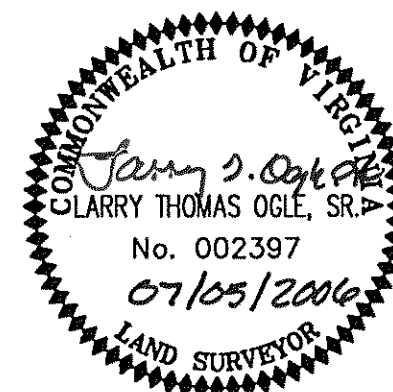
VARIABLE WIDTH ALLEY



NOTES:

- 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. 510130 0048 D, MAP NO. 51161C0048 D, EFFECTIVE OCTOBER 15, 1993.
- 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 PLAT IS BASED ON A CURRENT FIELD SURVEY.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE 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 RESUBDIVISION.
- LEGAL REFERENCES: INSTRUMENT #010006397, INSTRUMENT #990013986 AND M.B. 1, PG. 2986
- THE RECORDATION OF THIS PLAT 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.
- THE LOT LINE SEGMENTS BETWEEN CORNERS A TO C ARE TO BE HEREBY VACATED.
- THE LOT LINE SEGMENT BETWEEN CORNERS A TO B IS A NEW DIVISION LINE.
- THE 0.016 AC. PORTION OF LOT 15 BOUNDED BY CORNERS A TO B TO C TO A IS TO BE COMBINED WITH LOT 14 (0.116 AC.) TO MAKE LOT 14A (0.132 AC.).

ALBEMARLE AVE. S.W.
50' R/W



APPROVED:

R. Brian Townsend 7-14-06
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
Philip C. Brown 7-14-06
CITY ENGINEER, ROANOKE, VIRGINIA 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 THERETO ANNEXED IS ADMITTED TO RECORD ON July 17 2006 AT 10:41 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, CLERK

Amber Banta
DEPUTY CLERK

PLAT SHOWING THE
SUBDIVISION AND COMBINATION OF
LOT 14 (0.116 AC.) BLOCK 6
ACCORDING TO THE
ROANOKE OFFICIAL SURVEY, S.W. 3
(INSTRUMENT #990013986)
THE PROPERTY OF
ET CETERA ASSOCIATES

AND
LOT 15A (0.354 AC.)
(M.B. 1, PG. 2986)
THE PROPERTY OF
CHARLES H. PETERSON, JR.
CREATING HEREON
**LOT 14A (0.132 AC.) &
LOT 15A1 (0.338 AC.)**

SITUATED ALONG ALBEMARLE AVE. S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED MAY 15, 2006
SCALE: 1" = 20'

REVISIONS

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

SHEET
1
OF 1