

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PAUL E. GAGNON, ALIDA GAGNON AND STANISLAWA LIPKA WERE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW AND UPON THE DEATH OF STANISLAWA LIPKA ON DECEMBER 30, 1982, TITLE VESTED IN PAUL E. GAGNON & ALIDA GAGNON BY OPERATION OF LAW, PROPERTY BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1341, PAGE 515.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Paul E. Gagnon
PAUL E. GAGNON (OWNER)

Alida Gagnon
ALIDA GAGNON (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PAUL E. GAGNON, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21st DAY OF August, 2006.

Jessica L. Nash
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ALIDA GAGNON, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21st DAY OF August, 2006.

Jessica L. Nash
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-08

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.

APPROVED: [Signature] 8-21-06
CITY ENGINEER, CITY OF ROANOKE DATE

R. Brian Townsend 8-21-06
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:41 O'CLOCK A.M. ON THIS 23 DAY OF AUGUST, 2006, IN MAP BOOK 1, PAGE 3028M

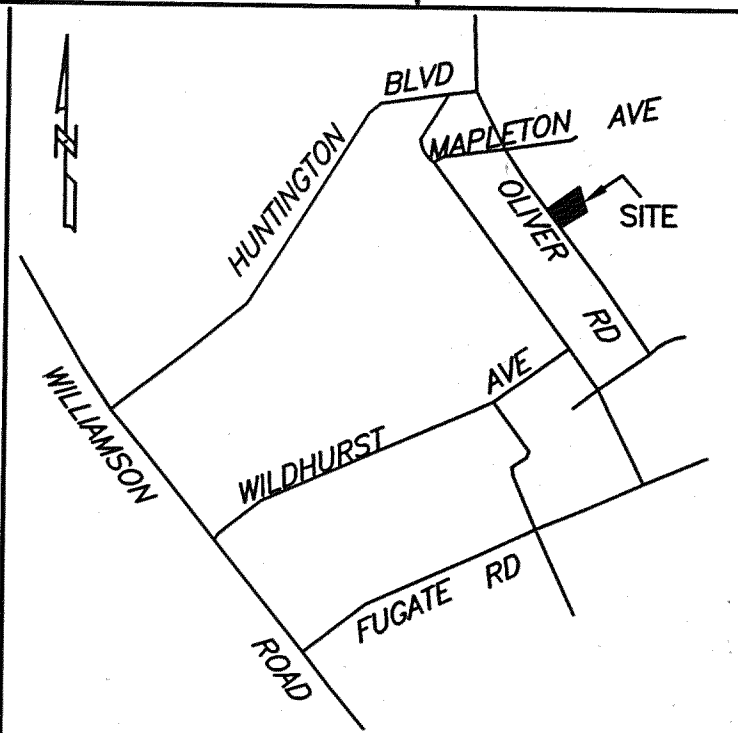
TESTE: BRENDA S. HAMILTON
CLERK

Kathy Golladay
DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: PAUL E. GAGNON, ALIDA GAGNON AND STANISLAWA LIPKA (DECEASED)
- LEGAL REFERENCE: DEED BOOK 1341, PAGE 515
- ORIGINAL TAX MAP #S 3160906 AND 3160907
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS CURRENTLY ZONED: R5
- UNDERGROUND UTILITY SERVICE LINES.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°12'00"E	5.25'
L2	N35°12'00"W	5.25'



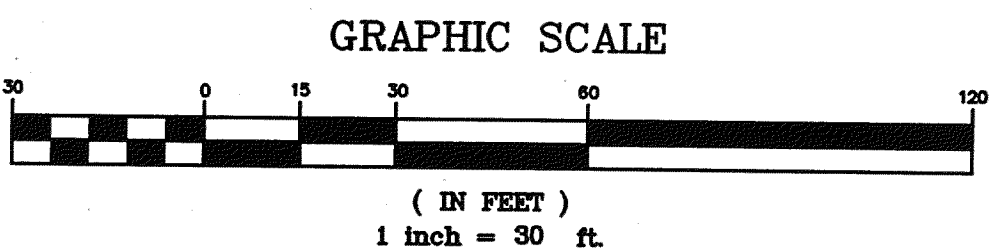
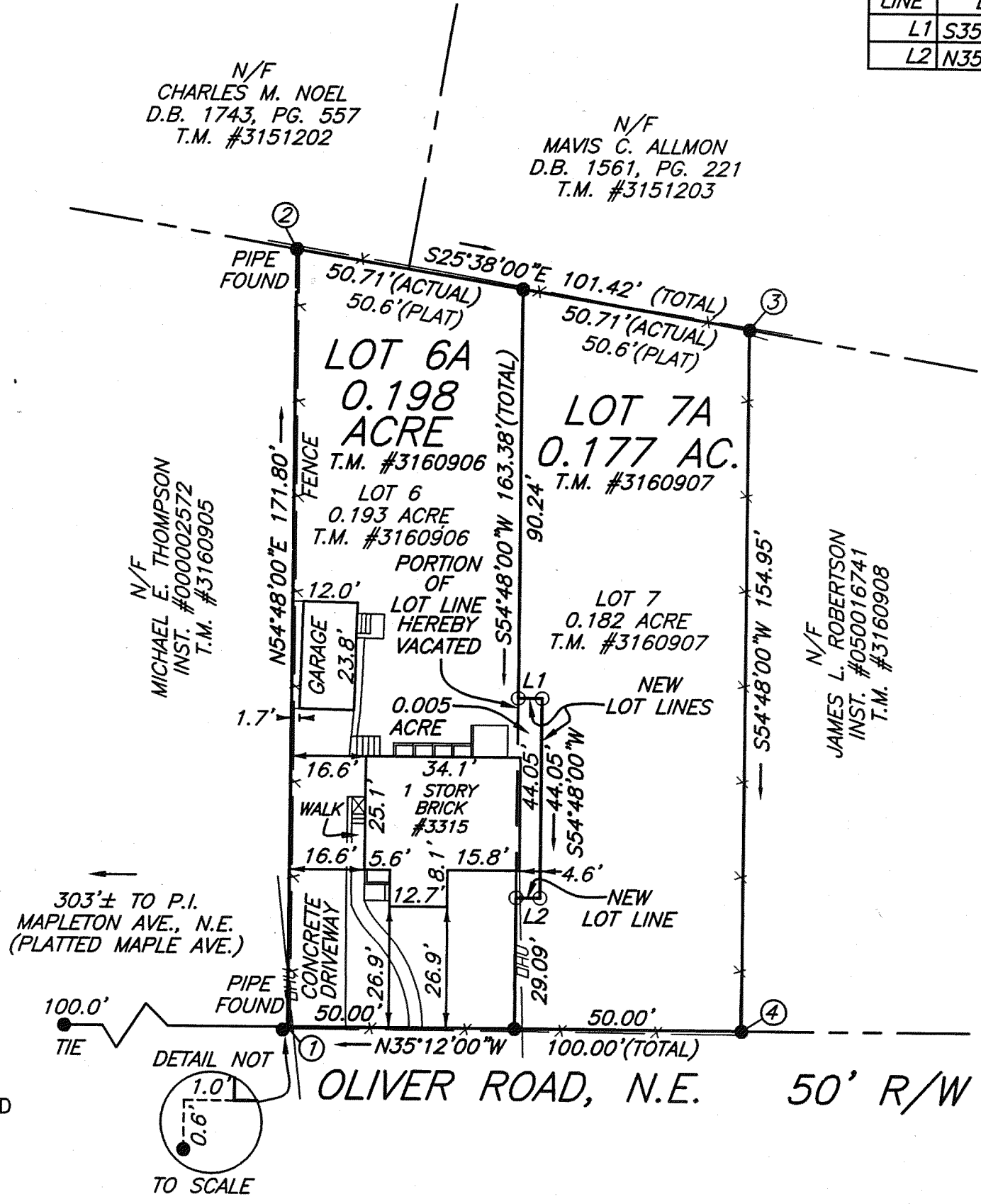
VICINITY MAP
NO SCALE

LEGEND	
●	- IRON PIN FOUND
○	- IRON PIN SET

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	5332.2851	5419.8650
2	5431.3184	5560.2536
3	5339.8888	5604.1248
4	5250.5706	5477.5082
1	5332.2851	5419.8650

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN 002002



THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0028 D (EFFECTIVE DATE: OCT. 15, 1993)

LOT LINE ADJUSTMENT PLAT FOR
PAUL E. GAGNON & ALIDA GAGNON
BEING THE RESUBDIVISION OF
LOTS 6 AND 7, BLOCK D
AS SHOWN ON
MAP OF CARTER HEIGHTS
PLAT BOOK 2, PAGE 29 (ROANOKE COUNTY)
CREATING HEREON
LOT 6A (0.198 ACRE) &
LOT 7A (0.177 ACRE)
SITUATED ON OLIVER ROAD, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED JUNE 29, 2006
JOB #R0610393.00
SCALE: 1"=30'
SHEET 1 OF 1

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

