

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOHN SOLOMOND IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 12 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY DEED BOOK 1621, PAGE 1593.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS 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.

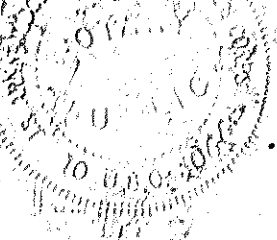
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

John R. Solomond
JOHN SOLOMOND (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, *Walter R. Dukes MAT, JA*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN SOLOMOND, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF September, 2006

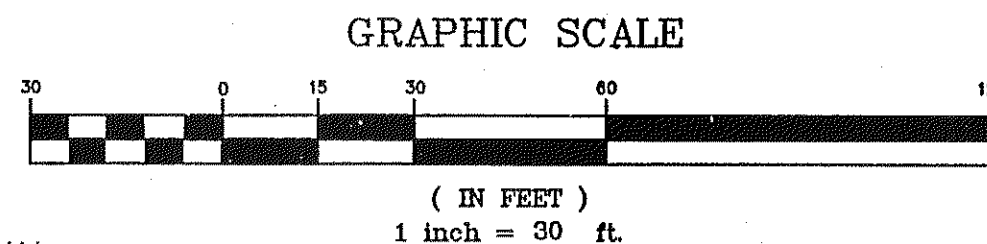
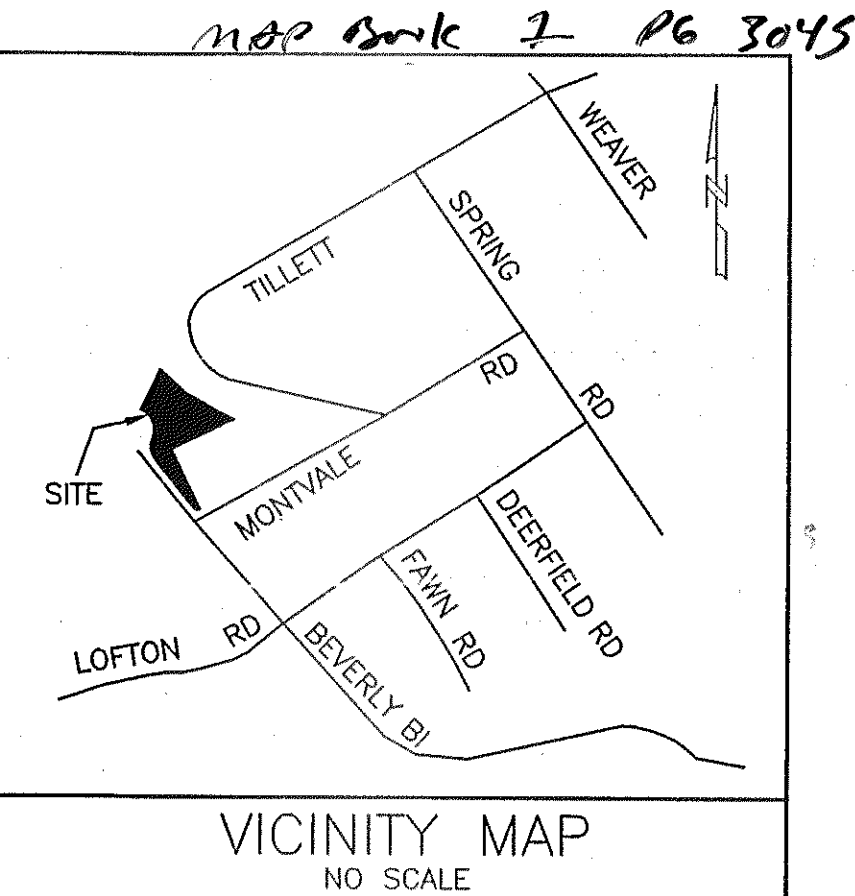
Walter R. Dukes MAT, JA
NOTARY PUBLIC
MY COMMISSION EXPIRES Antiquities



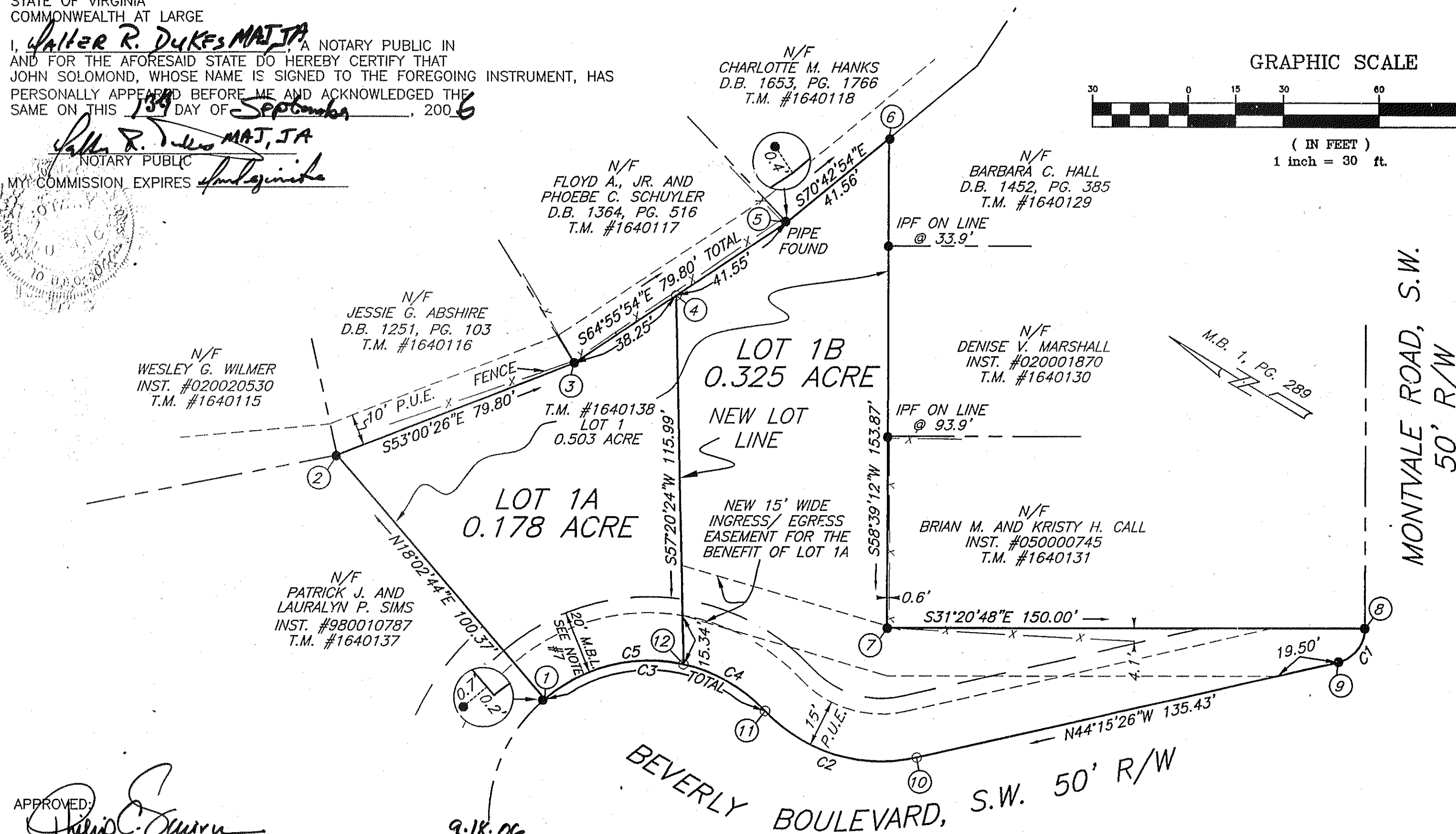
NOTES:

1. OWNER OF RECORD: JOHN SOLOMOND
2. LEGAL REFERENCE: DEED BOOK 1621, PAGE 1593
3. ORIGINAL TAX MAP #1640138
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS CURRENTLY ZONED: R-7
6. 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 #51161C0044 D (EFFECTIVE DATE: OCT. 15, 1993)
7. DECEMBER 5, 2005 ZONING ORDINANCE FOR R-7 ALLOWS FOR A MINIMUM BUILDING LINE OF 20'.
8. UNDERGROUND UTILITY SERVICE LINES.

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT

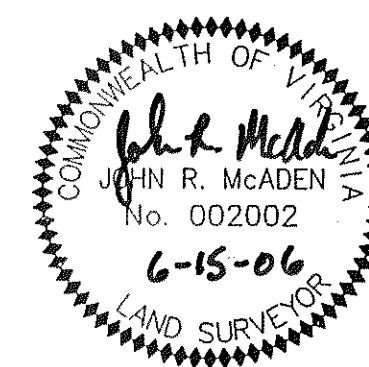


COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	2800.6419	4531.9901
2	2896.0748	4563.0820
3	2848.0579	4626.8192
4	2831.8496	4661.4702
5	2814.2468	4699.1023
6	2800.5209	4738.3303
7	2720.4754	4606.9198
8	2592.3701	4684.9521
9	2594.0757	4671.4494
10	2691.0726	4576.9354
11	2739.5326	4564.6216
12	2769.2536	4563.8170
1	2800.6419	4531.9901



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



PLAT OF SURVEY FOR
JOHN SOLOMOND
SUBDIVIDING

LOT 1
MONTVALE ACRES
MAP BOOK 1, PAGE 289
CREATING HEREON

LOT 1A (0.178 ACRE)
LOT 1B (0.325 ACRE)
SITUATED ON BEVERLY BOULEVARD, S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED JUNE 15, 2006
JOB #R0610364.00
SCALE: 1"=30'
SHEET 1 OF 1

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	14.69'	10.92'	8.70	S82°48'02"E	13.61'	77°05'45"
C2	52.36'	50.00'	28.87	S14°15'26"E	50.00'	60°00'00"
C3	76.54'	50.00'	48.04	N28°06'22"W	69.28'	87°42'16"
C4	30.19'	50.00'	15.57	N01°33'02"W	29.73'	34°35'36"
C5	46.35'	50.00'	24.99	N45°24'10"W	44.71'	53°06'40"

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 12:10 O'CLOCK P.M. ON THIS 19th DAY OF September, 2006, IN MAP BOOK 1, PAGE 3045.

TESTE: BRENDA S. HAMILTON
CLERK

Brenda S. Hamilton
DEPUTY CLERK

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.

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

