

NOTES

- 1) THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY AND IS INTENDED TO REPRESENT A BOUNDARY ADJUSTMENT AND DIVISION OF THAT PROPERTY CONVEYED TO NANCY E. LAWRENCE AND JOYCE E. RANTZ BY DEED # 201006956, TAX#S 021.00-01-37.00-0000 AND 021.00-01-38.00-0000.
- 2) THIS SURVEY WAS PERFORMED WITHOUT A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES, UNKNOWN OUT-CONVEYANCES OR UNWRITTEN RIGHTS THAT MAY AFFECT THE PROPERTY.
- 3) PROPERTY LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD MAP # 51161C0105G, DATED 9/28/07.
- 4) BOUNDARIES ALONG ROUTE 624 WERE SURVEYED TWENTY (20) FEET FROM THE CENTER-LINE TO ALLOW FOR THE 40' RIGHT-OF-WAY CONVEYED IN DEED BOOK 767 PAGE 152.
- 5) THE CURRENT TAX # 021.00-01-38.00-0000 (2.6 ACRES) IS TO BE ADDED TO AND COMBINED WITH AN 18.6 ACRE PORTION OF CURRENT TAX # 021.00-01-37.00-0000 INCREASING TAX # 021.00-01-38.00-0000 TO 21.202 ACRES. THE ORIGINAL 2.6 ACRE PARCEL IS NOT TO BE USED AS A SEPARATE BUILDING LOT.

OWNER'S STATEMENT:

KNOW ALL MEN BY THESE PRESENT TO WIT:

THAT NANCY E. LAWRENCE AND JOYCE E. RANTZ ARE THE OWNERS OF 104.637 AND 2.6 ACRE TRACTS (PER TAX RECORDS), BEING THE PROPERTY CONVEYED TO SAID OWNERS BY SHELIA EAKIN AND CLAYTON EAKIN, JR. BY DEED DATED JULY 8, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA AS INSTRUMENT # 201006956.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE ADJUSTED AND RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEALS OF SAID OWNERS:

Nancy E. Lawrence 8/6/19 *Joyce E. Rantz* 8-6-19
NANCY E. LAWRENCE DATE JOYCE E. RANTZ DATE

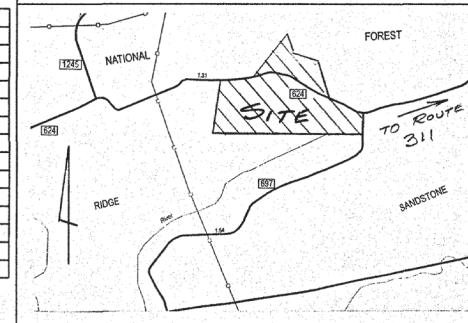
MARTHA J. BOUSH
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #226548
My Commission Expires 02/29/20

DAVID A. &
SUSAN S. STEGAR
DEED # 012771304
TAX# 020.00-01-04.04-0000
TRACT 17

STATE OF VIRGINIA
CITY/COUNTY OF Roanoke TO-WIT:
I, Martha J. Boush, A NOTARY PUBLIC
IN AND FOR THE STATE OF VIRGINIA DO
HEREBY CERTIFY THAT NANCY E. LAWRENCE
WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING HAS PERSONALLY APPEARED BEFORE
ME AND ACKNOWLEDGED THE SAME IN
MY JURISDICTION ON THE 6th DAY OF
AUGUST, 2019
Martha J. Boush
NOTARY PUBLIC REGISTRATION #

LINE	BEARING	DISTANCE
L1	N 58°01'06" W	125.98'
L2	N 60°00'56" W	111.51'
L3	N 80°01'07" W	142.31'
L4	S 73°45'56" W	125.95'
L5	N 88°04'37" E	90.55'
L6	N 73°45'56" E	126.33'
L7	S 80°01'07" E	142.31'
L8	S 60°00'56" E	111.16'
L9	S 58°01'06" E	81.01'
L10	N 32°09'34" E	9.87'
L11	S 32°09'34" W	226.40'
L12	S 43°45'32" E	25.38'
L13	N 23°58'20" W	312.73'
L14	N 23°58'20" W	16.00'

INSTRUMENT



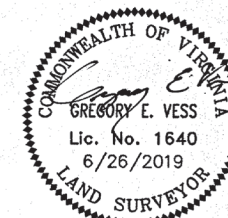
ROANOKE COUNTY NOTES:

- 1) 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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- 2) 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, VIRGINIA.

APPROVED: *Debra Sorden* 8/6/19
SUBDIVISION AGENT DATE
FOR ROANOKE COUNTY
PLANNING COMMISSION

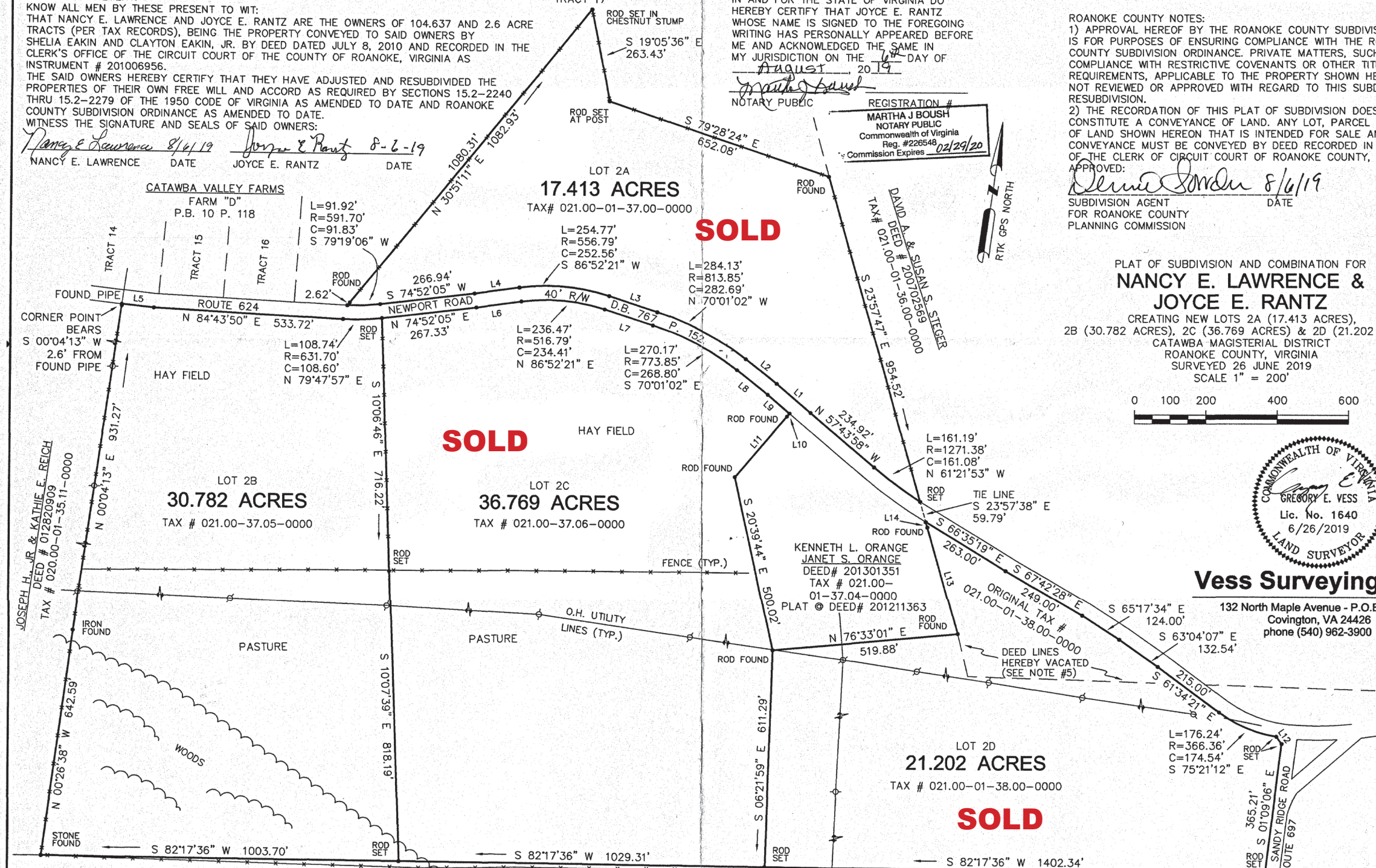
PLAT OF SUBDIVISION AND COMBINATION FOR NANCY E. LAWRENCE & JOYCE E. RANTZ

CREATING NEW LOTS 2A (17.413 ACRES),
2B (30.782 ACRES), 2C (36.769 ACRES) & 2D (21.202 ACRES)
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED 26 JUNE 2019
SCALE 1" = 200'



Vess Surveying, Inc.

132 North Maple Avenue - P.O. Box 1112
Covington, VA 24426
phone (540) 962-3900



SUSAN SIRRY STEGER
ELVA G. SIRRY
DEED# 201408172
TAX# 021.00-01-39.00-0000

KENNETH L. ORANGE
JANET S. ORANGE
DEED# 201301351
TAX # 021.00-
01-37.04-0000
PLAT @ DEED# 201211363

5515-1	3	1	KBV
JOB NO.	SIZE	REV.	DWN.BY