

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KIMBERLY D. PAYNE IS THE OWNERS OF A 6.97 ACRE TRACT, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #201906612.

THAT SADIE O. HUGHES LIFE ESTATE AND BRIAN W. HUGHES ARE THE OWNERS OF A 28.090 ACRE TRACT, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #201710100.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE 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 THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Signature of Kimberly D. Payne, dated 3-26-20. KIMBERLY D. PAYNE - OWNER INSTRUMENT #201906612

Signature of Sadie O. Hughes, dated 2/26/2020. SADIE O. HUGHES LIFE ESTATE - OWNER INSTRUMENT #201710100

Signature of Brian W. Hughes, dated 3/26/20. BRIAN W. HUGHES - OWNER INSTRUMENT #201710100

STATE OF VIRGINIA County OF Roanoke TO WIT:

I, Bonnie L. Clayton, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Kimberly D. Payne WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 26th DAY OF March, 2020.

Signature of Bonnie L. Clayton, NOTARY PUBLIC, DATE & SEAL

BONNIE L CLAYTON NOTARY PUBLIC Commonwealth of Virginia Registration No. 138126 My Commission Expires December 31, 2022

STATE OF VIRGINIA County OF Roanoke TO WIT:

I, Bonnie L. Clayton, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Sadie O. Hughes + Brian W. Hughes WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 26th DAY OF March, 2020.

Signature of Bonnie L. Clayton, NOTARY PUBLIC, DATE & SEAL

BONNIE L CLAYTON NOTARY PUBLIC Commonwealth of Virginia Registration No. 138126 My Commission Expires December 31, 2022

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.

APPROVED:

Signature of Steven A. Mcgraw, dated 3/26/2020. SUBDIVISION AGENT FOR ROANOKE COUNTY PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 12:15 O'CLOCK P.M. ON THIS 27th DAY OF MARCH, 2020.

TESTE: STEVEN A. MCGRAW CLERK

Signature of Steven A. Mcgraw, DEPUTY CLERK

OWNER INFORMATION:

OWNER(S) : KIMBERLY PAYNE (INST. #201906612) SADIE HUGHES LIFE ESTATE AND BRIAN W. HUGHES (INSTRUMENT #201710100) TAX #'S: 075.00-02-12.00-0000 & 085.01-01-25.00-0000

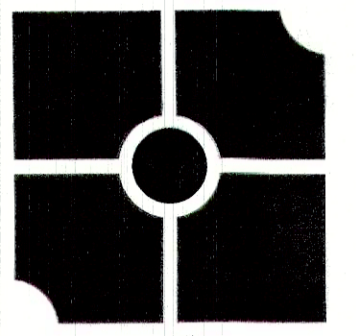


LOCATION MAP BY ROANOKE COUNTY GIS

NO SCALE

GENERAL NOTES:

- 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0227 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

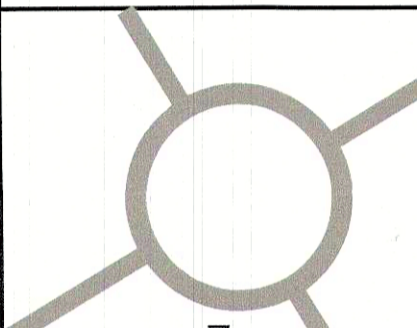
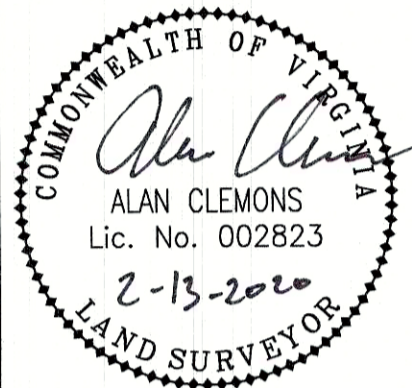


parker DESIGN GROUP ENGINEERS + SURVEYORS PLANNERS + LANDSCAPE ARCHITECTS

2122 Carolina Ave, SW Roanoke, VA 24014 Ph: 540-387-1153

1915-B W. Cary Street Richmond, VA 23220 Phone: 804-358-2947

www.parkerdg.com



LOT LINE ADJUSTMENT PLAT FOR KIMBERLY D. PAYNE, BRIAN W. HUGHES, & SADIE O. HUGHES, LIFE ESTATE COMBINING A PORTION OF TAX #085-01-01-25.00-0000 WITH TAX PARCEL #075.00-02-12.00-0000 CREATING HEREON TRACT B2-A (22.314 ACRES), TRACT A1 (7.991 ACRES), & TRACT C (7.764 ACRES) AS RECORDED IN INSTRUMENT #s 201710100, & 201906612 CAVE SPRING MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

REVISIONS

Table with 2 columns: Field Name and Value. Fields include CALCS BY (MAC), DRAWN BY (MAC/BDR), CHECKED BY (MAC), SCALE (1" = 80'), DATE (FEBRUARY 13, 2020), PROJECT NUMBER (19-0249:01), SHEET NO.



**GENERAL NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
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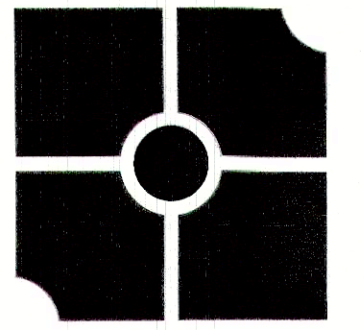
**OWNER INFORMATION:**

OWNER(S) : KIMBERLY PAYNE (INST. #201906612)  
 SADIE HUGHES LIFE ESTATE AND  
 BRIAN W. HUGHES  
 (INSTRUMENT #201710100)  
 TAX #S: 075.00-02-12.00-0000 &  
 085.01-01-25.00-0000



LOCATION MAP BY ROANOKE COUNTY GIS

NO SCALE

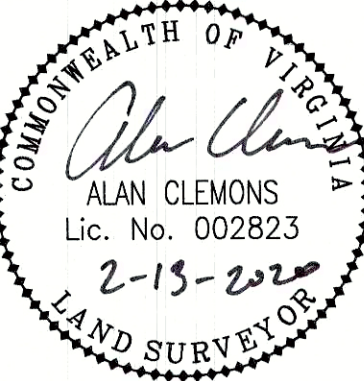


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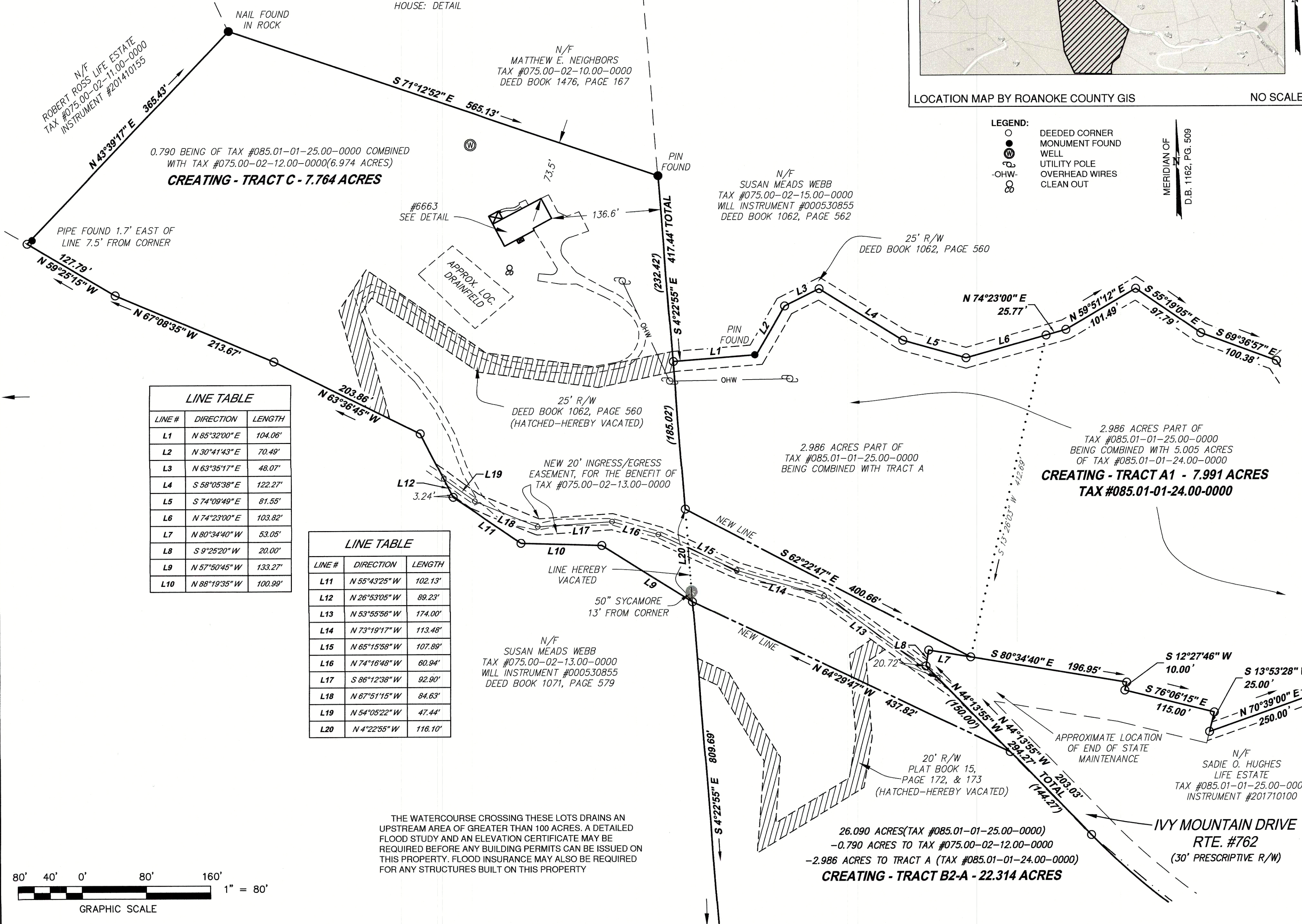
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- LEGEND:**
- DEEDED CORNER
  - MONUMENT FOUND
  - WELL
  - UTILITY POLE
  - OHW- OVERHEAD WIRES
  - ∞ CLEAN OUT

MERIDIAN OF  
 D.B. 1162, PG. 509



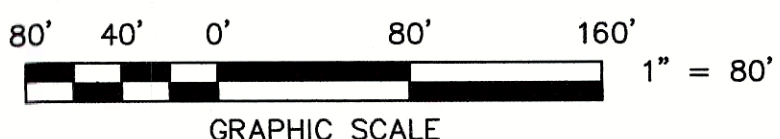
**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N 85°32'00" E	104.06'
L2	N 30°41'43" E	70.49'
L3	N 63°35'17" E	48.07'
L4	S 58°05'38" E	122.27'
L5	S 74°09'49" E	81.55'
L6	N 74°23'00" E	103.82'
L7	N 80°34'40" W	53.05'
L8	S 9°25'20" W	20.00'
L9	N 57°50'45" W	133.27'
L10	N 88°19'35" W	100.99'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L11	N 55°43'25" W	102.13'
L12	N 26°53'05" W	89.23'
L13	N 53°55'58" W	174.00'
L14	N 73°19'17" W	113.48'
L15	N 65°15'58" W	107.89'
L16	N 74°16'48" W	60.94'
L17	S 86°12'38" W	92.90'
L18	N 67°51'15" W	84.63'
L19	N 54°05'22" W	47.44'
L20	N 4°22'55" W	116.10'

THE WATERCOURSE CROSSING THESE LOTS DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. A DETAILED FLOOD STUDY AND AN ELEVATION CERTIFICATE MAY BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON THIS PROPERTY. FLOOD INSURANCE MAY ALSO BE REQUIRED FOR ANY STRUCTURES BUILT ON THIS PROPERTY



LOT LINE ADJUSTMENT PLAT FOR  
**KIMBERLY D. PAYNE, BRIAN W. HUGHES,  
 & SADIE O. HUGHES, LIFE ESTATE**  
 COMBINING A PORTION OF TAX #085.01-01-25.00-0000  
 WITH TAX PARCEL #075.00-02-12.00-0000 CREATING HEREON  
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 CAVE SPRING MAGISTERIAL DISTRICT  
 ROANOKE COUNTY, VIRGINIA

**REVISIONS**

CALCS BY:	MAC
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CHECKED BY:	MAC
SCALE:	1" = 80'
DATE:	FEBRUARY 13, 2020
PROJECT NUMBER:	19-0249:01
SHEET NO.:	

**2 OF 2**

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