

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BETTY H. MARTIN, ERNEST R. HARTMAN, JR. (AKA E. R. HARTMAN, JR.), AND CECIL R. HARTMAN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 3 TO 3A TO 11 THROUGH 17 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY WILL DATED DECEMBER 6, 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #050000173.

THAT E. R. HARTMAN JR. (AKA ERNEST R. HARTMAN, JR.) AND DEBORAH WRIGHT HARTMAN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 3A TO 4 THROUGH 11 TO 3A, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JANUARY 25, 2002, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200202174.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED AND SUBDIVIDED THIS LAND AS SHOWN HEREON PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.2-2240 THROUGH 15.2-2276 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE AND CITY OF SALEM, LAND SUBDIVISION ORDINANCE, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF 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 28th DAY OF February, 2008.

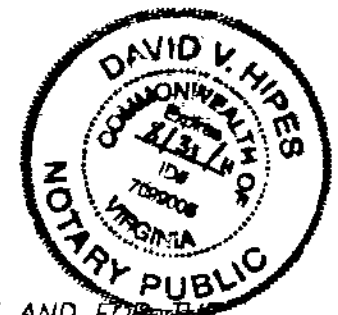
BY: Betty H. Martin, Cecil R. Hartman, E. R. Hartman, Jr., Deborah Wright Hartman

STATE OF VIRGINIA COUNTY OF ROANOKE

I, DAVID V. HIPES, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT BETTY H. MARTIN, ERNEST R. HARTMAN JR., (AKA E. R. HARTMAN, JR.), AND CECIL R. HARTMAN, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 28, 2008.

MY COMMISSION EXPIRES August 31, 2011

Signature of David V. Hipes, Notary Public #7099005



STATE OF VIRGINIA COUNTY OF ROANOKE

I, DAVID V. HIPES, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT E. R. HARTMAN, JR. AND DEBORAH WRIGHT HARTMAN, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 28, 2008.

MY COMMISSION EXPIRES August 31, 2011

Signature of David V. Hipes, Notary Public #7099005



APPROVED:

Signature of John J. Mays, Agent, Roanoke County Planning Commission, 3-4-08 DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 6, 2008, AT 12:32 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Signature of Steven A. McGraw, Deputy Clerk

APPROVED:

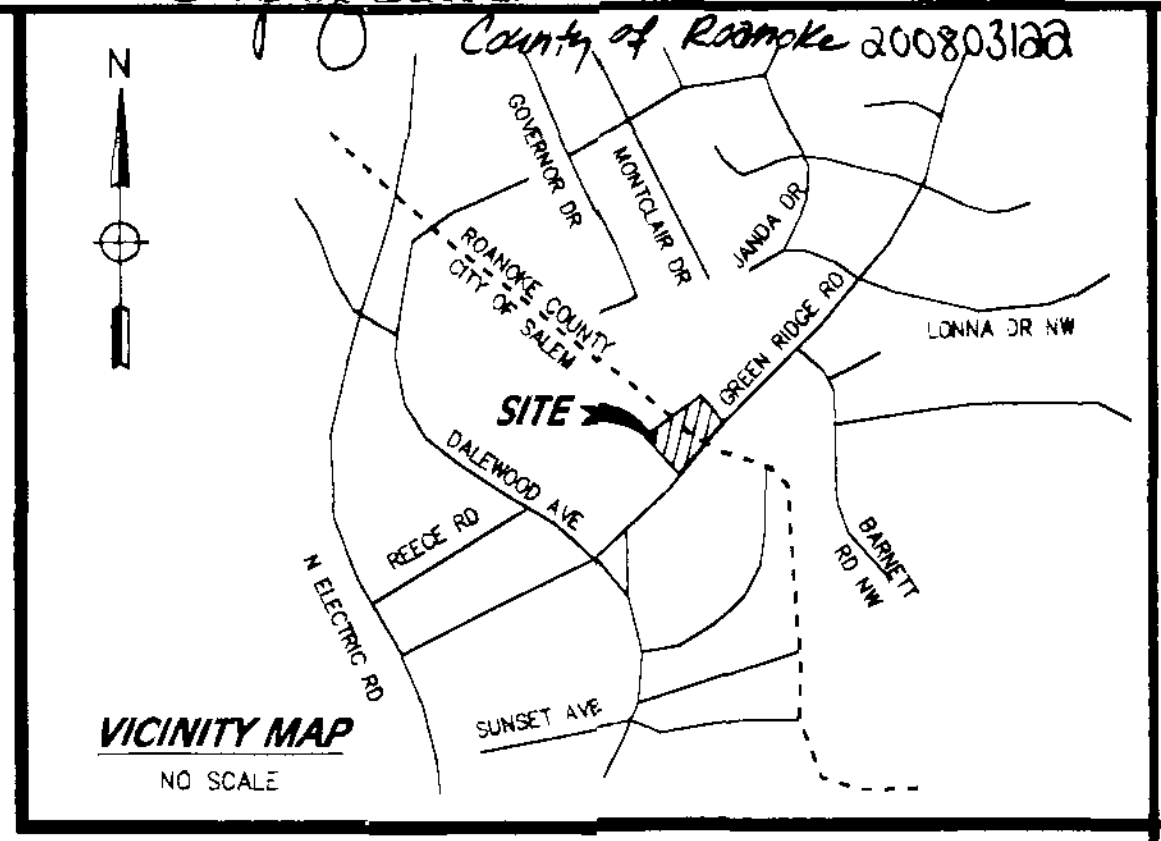
Signature of Charles E. Van Allman, Jr., P.E. L.S., City Engineer, City of Salem, Virginia, 2/29/08 DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 5, 2008, AT 11:57 O'CLOCK A.M.

TESTEE: GARY CHANCE CRAWFORD, CLERK

Signature of Gary Chance Crawford, Deputy Clerk



PLAT SHOWING THE COMBINATION AND SUBDIVISION OF 2.433 ACRE TRACT (+1.642 ACRES SITUATED IN THE CITY OF SALEM, TAX #32-1-1, INSTRUMENT #W050000173 AND ±0.791 ACRES SITUATED IN ROANOKE COUNTY, TAX #046.00-01-04.00, INSTRUMENT #W200500536) THE PROPERTY OF BETTY H. MARTIN, ERNEST R. HARTMAN, JR. (AKA E. R. HARTMAN, JR.) AND CECIL R. HARTMAN AND A

0.538 ACRE TRACT (SITUATED ENTIRELY IN ROANOKE COUNTY, TAX #046.00-01-03.00) THE PROPERTY OF E. R. HARTMAN, JR. (AKA ERNEST R. HARTMAN, JR.) AND DEBORAH WRIGHT HARTMAN (INSTRUMENT #200202174) CREATING HEREON NEW

TRACT A (1.352 ACRES) (SITUATED ENTIRELY IN THE CITY OF SALEM) TO BE CONVEYED TO BETTY H. MARTIN AND NEW

TRACT B (0.665 ACRES) (±0.290 ACRES SITUATED IN THE CITY OF SALEM AND ±0.375 ACRES SITUATED IN ROANOKE COUNTY) TO BE CONVEYED TO CECIL R. HARTMAN AND NEW

TRACT C (0.954 ACRES) (SITUATED ENTIRELY IN ROANOKE COUNTY) TO BE CONVEYED TO E. R. HARTMAN, JR. (AKA ERNEST R. HARTMAN, JR.) AND DEBORAH WRIGHT HARTMAN

SITUATED ALONG GREEN RIDGE ROAD CATAWBA MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA AND CITY OF SALEM, VIRGINIA SURVEYED OCTOBER 15, 2007 SCALE: 1" = 60'

REVISIONS

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

SHEET 1 OF 2

MERIDIAN OF  
 PLAT BY ENGINEER  
 C. B. MALCOLM, ENGINEER  
 DATED JULY 6, 1928

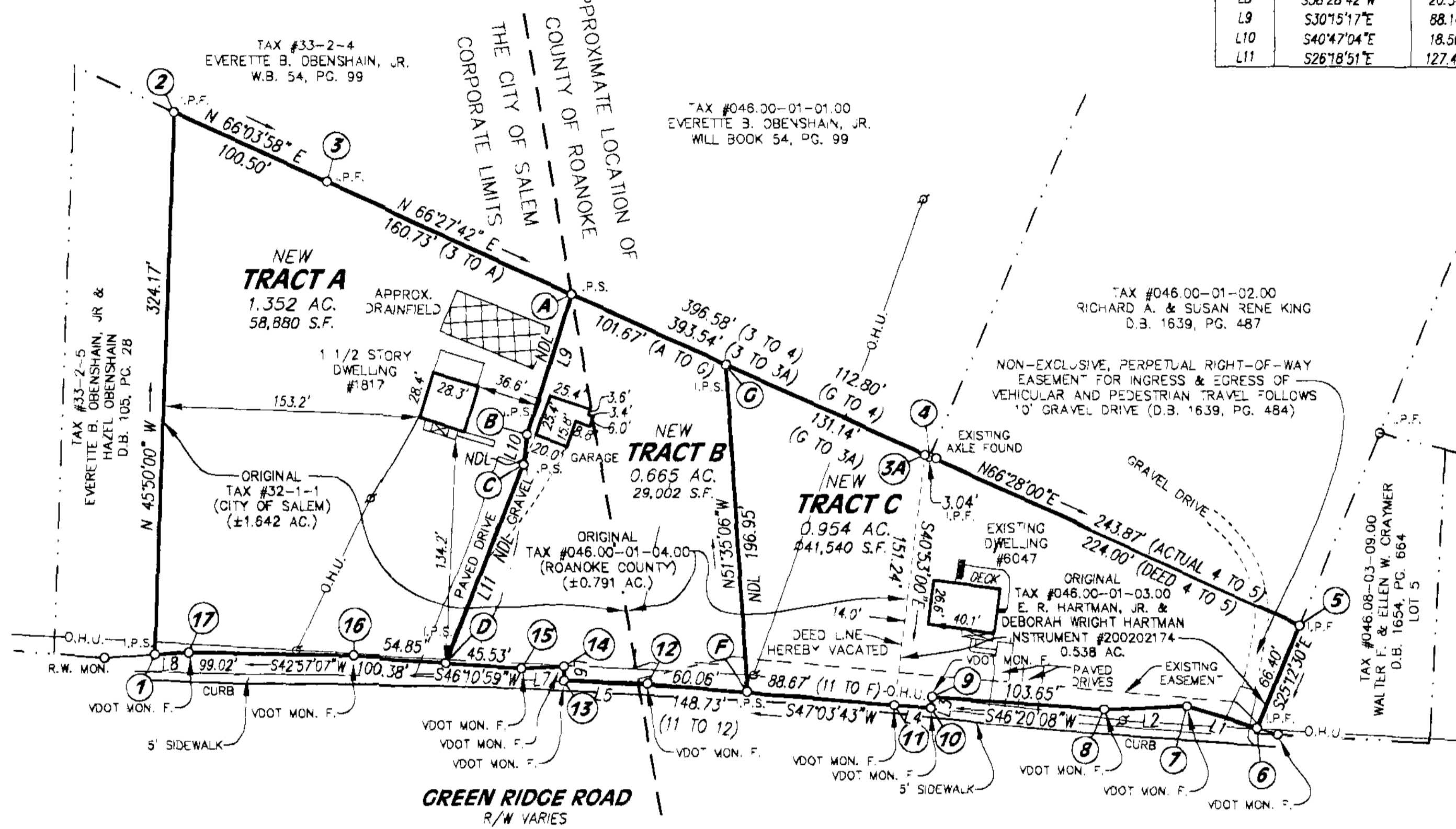
**LEGEND**

- AC. ACRES
- S.F. SQUARE FEET
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- I.P.S. IRON PIN SET
- I.P.F. IRON PIN FOUND
- I.PIPE F. IRON PIPE FOUND
- R/W RIGHT-OF-WAY
- O.H.U. OVERHEAD UTILITIES
- U UTILITY POLE
- N.D.L. NEW DIVISION LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°18'02"W	44.04'
L2	S39°20'28"W	49.60'
L3	S40°17'00"E	6.96'
L4	S46°21'21"W	21.94'
L5	S44°16'02"W	50.29'
L6	N47°41'11"W	8.46'
L7	S39°18'18"W	25.74'
L8	S38°28'42"W	20.34'
L9	S30°15'17"E	88.14'
L10	S40°47'04"E	18.56'
L11	S26°18'51"E	127.47'

BOUNDARY COORDINATES		
ORIGIN ASSUMED		
CORNER#	NORTHING	EASTING
1	7796.36901	8222.53956
2	8022.23516	7990.00141
3	8063.00620	8081.85984
4	8221.38586	8445.44133
5	8318.75889	8669.02815
6	8258.68275	8697.30866
7	8236.19923	8659.44115
8	8197.84089	8627.99938
9	8126.27639	8553.01822
10	8120.96530	8557.51971
11	8105.82399	8541.64427
12	8004.51037	8432.76268
13	7968.49788	8397.65986
14	7974.19038	8391.40686
15	7954.27172	8375.10074
16	7884.77395	8302.67197
17	7812.29555	8235.19831
1	7796.36901	8222.53956

TOTAL AREA 2.971 ACRES 129,422 S.F.



MONTCLAIR ESTATES  
 SECTION NO. 1  
 P.B. 5, PG. 39

PLAT SHOWING THE COMBINATION AND SUBDIVISION OF  
**2.433 ACRE TRACT**  
 (±1.642 ACRES SITUATED  
 IN THE CITY OF SALEM, TAX #32-1-1,  
 LOT 6 INSTRUMENT #W050000173 AND ±0.791 ACRES  
 SITUATED IN ROANOKE COUNTY,  
 TAX #046.00-01-04.00, INSTRUMENT #W200500536)  
 THE PROPERTY OF  
 BETTY H. MARTIN, ERNEST R. HARTMAN, JR.  
 (AKA E. R. HARTMAN, JR.) AND  
 CECIL R. HARTMAN  
 AND A  
**0.538 ACRE TRACT**  
 (SITUATED ENTIRELY IN ROANOKE COUNTY,  
 TAX #046.00-01-03.00)  
 THE PROPERTY OF  
 E. R. HARTMAN, JR. (AKA ERNEST R. HARTMAN, JR.)  
 AND DEBORAH WRIGHT HARTMAN  
 (INSTRUMENT #200202174)  
 CREATING HEREON NEW  
**TRACT A (1.352 ACRES)**  
 (SITUATED ENTIRELY IN THE CITY OF SALEM)  
 TO BE CONVEYED TO  
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 (±0.290 ACRES SITUATED  
 IN THE CITY OF SALEM AND ±0.375 ACRES  
 SITUATED IN ROANOKE COUNTY)  
 TO BE CONVEYED TO  
 CECIL R. HARTMAN  
 AND NEW  
**TRACT C (0.954 ACRES)**  
 (SITUATED ENTIRELY IN ROANOKE COUNTY)  
 TO BE CONVEYED TO  
 E. R. HARTMAN, JR.  
 (AKA ERNEST R. HARTMAN, JR.)  
 AND DEBORAH WRIGHT HARTMAN  
 SITUATED ALONG GREEN RIDGE ROAD  
 CATAWBA MAGISTERIAL DISTRICT  
 ROANOKE COUNTY, VIRGINIA AND  
 CITY OF SALEM, VIRGINIA  
 SURVEYED OCTOBER 15, 2007  
 SCALE: 1" = 60'

ROANOKE COUNTY LOT IDENTIFICATION TABLE			
TRACT	OMN	PPIDF	TPID
B	046.00-01-04.00-0000	046.00-01-04.00-0000	-
C	046.00-01-03.00-0000	046.00-01-03.00-0000	-

- NOTES:**
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  - IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  - THIS PROPERTY DOES NOT LIE 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C0142G, COMMUNITY PANEL NUMBER 510141 0142 G AND 510190 0142 G. DATED SEPTEMBER 28, 2007.
  - THIS PROPERTY IS ZONED "R1" (ROANOKE COUNTY) AND "RSF" (THE CITY OF SALEM) AS PER THE DATE OF THIS PLAT.
  - LEGAL REFERENCES:  
 BETTY H. MARTIN, ERNEST R. HARTMAN, JR., AND CECIL R. HARTMAN  
 CITY OF SALEM TAX #32-1-1, W050000173  
 ROANOKE COUNTY TAX #046.00-01-04.00, W200500536, D.B. 1091, PG. 746 AND D.B. 800, PG. 387.  
 E. R. HARTMAN, JR. AND DEBORAH WRIGHT HARTMAN  
 ROANOKE COUNTY TAX #046.00-01-03.00, INSTRUMENT #200202174
  - CORNERS 6 THROUGH 17 TO 1 ARE BASED ON EXISTING VDOT HIGHWAY MONUMENTS AND DO NOT MATCH CALLS ON VDOT PROJECT U000-129-108, RW-201 C-501 SHEETS 5 AND 6.
  - APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE 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 PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
  - LINE BETWEEN CORNERS A TO B TO C TO D AND F TO G ARE NEW DIVISION LINES.
  - DEED LINE BETWEEN CORNERS 3A TO 11 IS HEREBY VACATED.



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

REVISIONS

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

SHEET 2 OF 2