

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That MICHAEL D. HENDERSON is the fee simple Owner and Proprietor of the land shown hereon to be subdivided, bounded by outside corners 1 through 11 to 1, inclusive, which comprises all of the land conveyed to said MICHAEL D. HENDERSON by deed dated March 9, 2000, and recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, in Instrument #000003109.

The said Owner certifies that it has subdivided this land, as shown hereon, entirely with its own free will and consent and pursuant to and in compliance with the Virginia Code of 1950, as required by Sections 15.2-2240 through 15.2-2279, as amended to date, and further pursuant to and in compliance with the City of Roanoke Land Subdivision Ordinances.

The said Owner does, by virtue of the recordation of this Plat, dedicate in fee simple to the City of Roanoke all of the land embraced within the streets of this subdivision (0.901 Acres) and dedicate for Public Use all of the easements within the boundary as shown hereon, unless otherwise noted.

In witness whereof are hereby placed the following signatures and seal on this 14th day of Nov., 2002.

Owner

Michael D. Henderson

MICHAEL D. HENDERSON

Owner

Ralph R. Hodges HRE, Inc.
PRES. Ralph R. Hodges
HRE, Inc. Pres.

STATE OF VIRGINIA
County of Roanoke

I, Linda T. Smiley, a Notary Public in and for the aforesaid County and State do hereby certify that MICHAEL D. HENDERSON, Owner, whose name is signed to the foregoing writing dated November 14, 2002, has personally appeared before me in my aforesaid Jurisdiction and State and acknowledged the same on November 14, 2002.

My commission expires March 31, 2003

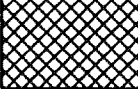
Linda T. Smiley
Notary Public

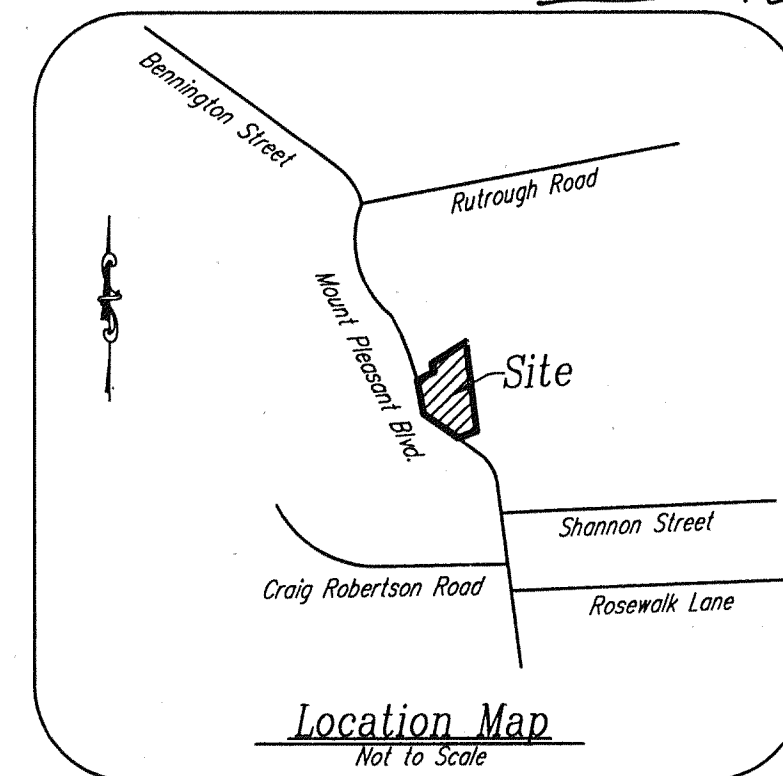
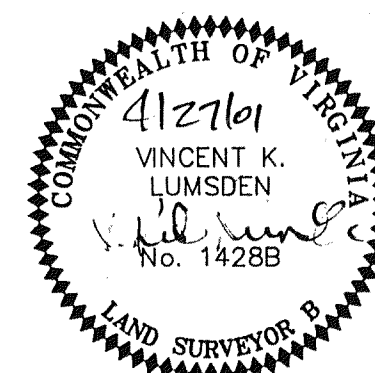
NOTES:

- 1) This Plat is based on a current field survey.
- 2) This Plat was prepared without the benefit of a current Title Report and there may exist encumbrances which affect the property not shown hereon.
- 3) Iron pins set at all corners unless otherwise denoted.
- 4) 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 Community Panel Number 510130 0048 D, Map Number 51161C0048 D, dated October 15, 1993. "Zone X".
- 5) The intent of this Plat is to Combine and Resubdivide The City of Roanoke Tax Parcels #4460105 and 4460176 to create DEERFIELD ESTATES, and the dedication of 0.901 acres to The CITY OF ROANOKE for the Public Right-of-Way of Mt. Pleasant Boulevard, SE and Deerfield Court, SE, as shown hereon.
- 6) Legal Reference: Instrument #000003109, Map Book 1, Page 2102.
- 7) Old Deed Lines encompassed by the Boundary as shown are to be Vacated.
- 8) The Primary purpose of the Utility Lot as shown hereon is for Stormwater Management. See Lumsden Associates, PC plans entitled DEERFIELD ESTATES, dated April 27, 2001.
- 9) Lots 11, 12, 13 and 14 being double frontage lots to use the entrance provided by Deerfield Court only. Existing dwelling on Lot 14 may continue to use access from MT. Pleasant Blvd. until Deerfield Court has been constructed.

BOUNDARY COORDINATES		
Origin of Coordinates Assumed		
Corner	Northing	Easting
1	3616323.38999	11071718.03569
2	3616469.68482	11071522.57025
3	3616628.54079	11071430.21408
4	3616749.99660	11071414.95977
5	3616823.76192	11071398.06883
6	3616926.56133	11071564.22323
7	3616990.19025	11071524.29384
8	3617163.86398	11071804.28873
9	3616833.59843	11071843.96285
10	3616592.54394	11071864.40838
11	3616385.05450	11071894.07810
1	3616323.38999	11071718.03569

Total Area = 6.089 Acres

Legend	
M.B.L.	Minimum Building Line
OHT	Overhead Telephone
OHE	Overhead Electric
OHE&TV	Overhead Electric & Cable TV
U	Utility Pole
X	Fence
●	Existing 1/2" Iron Pin unless otherwise noted
	Existing Ingress/Egress Easement (Map Book 1, Page 2102) is hereby abandoned.



APPROVED:

John Thomas Smith 11/14/2002
Agent, Roanoke City Planning Commission Date

Philip C. Selinger 11-14-02
City Engineer, Roanoke, Virginia Date

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this map with the certificate of acknowledgment thereto annexed is admitted to record on November 19, 2002, at 1:24 o'clock P.m.

Testee: Arthur B. Crush, III

Laurel Bomer
Deputy Clerk

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this map with the certificate of acknowledgment thereto annexed is admitted to record on Mar. 14, 2003, 2003, at 3:20 o'clock P.m.

Testee: Arthur B. Crush, III

Laurel Bomer
Deputy Clerk

Plat Showing

DEERFIELD ESTATES

(5.188 Acres)

Property of

MICHAEL D. HENDERSON

(Instrument #000003109, Map Book 1, Page 2102)

and Dedicating to

The CITY OF ROANOKE

0.901 Acres for Public Right-of-Way

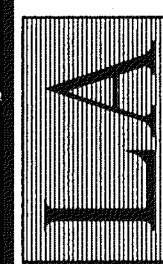
SITUATED ALONG MT. PLEASANT BOULEVARD, SE

ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: APRIL 27, 2001
SCALE: 1" = 50'
COMM. NO.: 00-359
CADD FILE: F:\2000\00359\00359 TRV.DWG
SHEET 1 OF 2