



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PAUL L. & SUE VIA SHEPHERD ARE THE FEE SIMPLE OWNERS OF A 0.92 ACRE TRACT, 6.18 ACRE TRACT AND TWO 0.17 ACRE TRACTS OF LAND BOUNDED BY CORNERS 1, 2, 3, 4, 5, 6, TO 1, INCLUSIVE AND BEING THE SAME TRACTS ACQUIRED BY WILL TO SAID OWNERS RECORDED IN WILL BOOK 27, PAGE 901 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY.

THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNERS DO HEREBY DEDICATE AND CONVEY IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA, AN 0.120 ACRE PARCEL FOR STREET WIDENING AND THE DRAINAGE EASEMENT SHOWN HEREON.

WITNESS THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON THIS 20th DAY OF April, 1987.

Paul L. Shepherd
PAUL L. SHEPHERD

Sue Via Shepherd
SUE VIA SHEPHERD

STATE OF TENNESSEE

I, *J. J. Hinton Crake*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PAUL L. & SUE VIA SHEPHERD WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED April 20, 1987 HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGE THE SAME ON THIS 20th DAY OF April, 1987.

MY COMMISSION EXPIRES:

April 6, 1998
J. J. Hinton Crake
NOTARY PUBLIC

APPROVED:

Charles M. Hufnagle
CITY ENGINEER OF ROANOKE, VIRGINIA

Edward R. Tucker
AGENT FOR CITY OF ROANOKE PLANNING COMMISSION

5/21/87
5/21/87

COR.	NORTHING	EASTING
1	5000.00	5000.00
2	5037.53	4597.51
3	5893.90	4544.88
4	5953.98	4543.86
5	5913.58	4856.07
6	5252.46	4965.09

TOTAL BOUNDARY, CORNERS 1-6-1, CONTAINS 7.495 AC.

THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

PLAT OF SURVEY SHEPHERD SUBDIVISION

PROPERTY OF
PAUL L. & SUE VIA SHEPHERD

BEING A RESUBDIVISION OF AN ORIGINAL 0.92 AC. TRACT, A 6.18 AC. TRACT, AND TWO 0.17 AC. TRACTS CREATING NEW LOT 1, NEW LOT 2, NEW LOT 3, & NEW LOT 4 AND ALSO DEDICATING 0.120 AC. TO THE CITY OF ROANOKE FOR STREET PURPOSES.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS & SURVEYORS, LTD.

SCALE: 1"=50'

N.B: BH-9

W.O. 87-0591