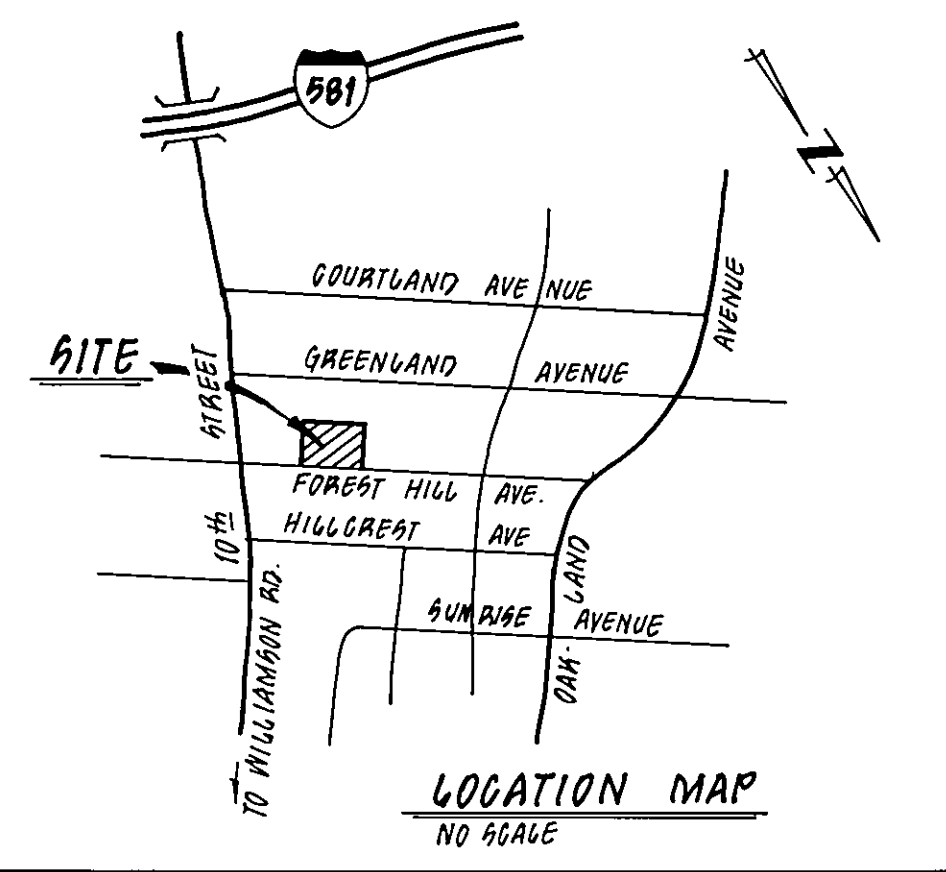


- NOTES:
1. THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.
 2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
 3. IRON PINS EXISTING OR SET AT EACH PROPERTY CORNER UNLESS OTHERWISE NOTED.
 4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 5. SEE APCO EASEMENT IN D.B. 1595, PAGE 198, FOR UNSPECIFIED EASEMENT LIMITS INTO LOT 7A.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9,930.95137	51,081.93676
2	9,823.61788	50,981.20264
3	9,861.57278	50,940.76121
4	9,862.38567	50,941.50744
4A	9,879.29204	50,923.09075
4B	9,896.19841	50,904.67405
5	9,930.01115	50,867.84066
6	10,034.24965	50,963.53071
6A	10,000.43691	51,000.36410
6B	9,983.53054	51,018.78080
7	9,966.62417	51,037.19749
8	9,970.01687	51,040.31196
1	9,930.95137	51,081.93676
TOTAL AREA = 0.515		

AREA BEING CONVEYED TO NORVELL W. & FRANCES E. REED BY JAMES W. & MARGARET R. ALLEN & HEREBY COMBINED WITH LOT 8		
CORNER	BEARING	DISTANCE
6A-6B	S 47°26'54" E	25.00'
6B-4A	S 42°33'06" W	141.50'
4A-4B	N 47°26'54" W	25.00'
4B-6A	N 42°33'06" E	141.50'
TOTAL AREA = 0.08 ACRES		



APPROVED: Edward P. Tuckey 3/20/89
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

For [Signature] 3/20/89
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 21st DAY OF February, 1989, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED ADMITTED TO RECORD AT 2:00 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Ruthy Childs
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JAMES W. ALLEN AND MARGARET R. ALLEN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF LOT 7, SECTION 3, ANGELL & BECKNER SUBDIVISION AND LOT 9, SECTION 2, PEAKLAND COURT, AS SHOWN HEREON BY CORNERS 1, 2, 3, 4, 4B, 6A, 7, 8 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED OCTOBER 25, 1988, RECORDED IN THE CIRCUIT CLERK'S OFFICE FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1592, PAGE 413, WHICH SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED OCTOBER 28, 1988, SECURING DOMINION BANK, N.A., BENEFICIARY AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1592, PAGE 418.

THAT NORVELL W. REED AND FRANCES E. REED ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF LOT 8, SECTION 2, PEAKLAND COURT, AS SHOWN HEREON BY CORNERS 6A, 4B, 5, 6 TO 6A, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 14, 1963, RECORDED IN THE CIRCUIT CLERK'S OFFICE FOR THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1140, PAGE 270.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND FUTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF AND HEREBY PLACED THE FOLLOWING SIGNATURES ON THIS 21st DAY OF February, 1989.

BY: James W. Allen
JAMES W. ALLEN, OWNER

BY: Margaret R. Allen
MARGARET R. ALLEN, OWNER

BY: Norvell W. Reed
NORVELL W. REED, OWNER

BY: Frances E. Reed
FRANCES E. REED, OWNER

BY: Debbie H. Young
DEBBIE H. YOUNG, COMMERCIAL BANKING OFFICER
DOMINION BANK, NATIONAL ASSOCIATION, BENEFICIARY

BY: L. Richard Padgett, Jr.
L. RICHARD PADGETT, JR., TRUSTEE
DOMINION BANK, NATIONAL ASSOCIATION

STATE OF VIRGINIA
County of Roanoke
I, James W. Allen, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT DEBBIE H. YOUNG, COMMERCIAL BANKING OFFICER, DOMINION BANK, NATIONAL ASSOCIATION AND L. RICHARD PADGETT, JR., TRUSTEE, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON THIS 21st DAY OF February, 1989.

MY COMMISSION EXPIRES 8/21/91. James W. Allen NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke
I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JAMES W. ALLEN AND MARGARET R. ALLEN, OWNERS, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 21st DAY OF February, 1989.

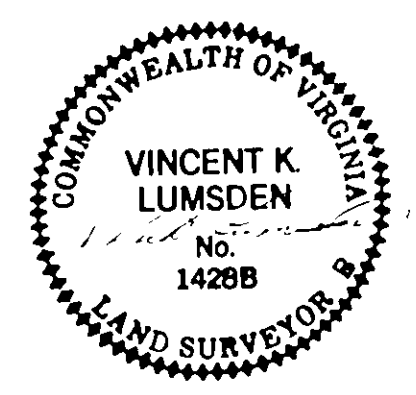
MY COMMISSION EXPIRES 11/11/91.

[Signature]
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke
I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT NORVELL W. REED AND FRANCES E. REED, OWNERS, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 21st DAY OF February, 1989.

MY COMMISSION EXPIRES 11/11/91.

[Signature]
NOTARY PUBLIC



PLAT SHOWING
NEW LOTS 7A & 8A

BEING A RESUBDIVISION OF
ORIGINAL LOTS 8 & 9, SECTION 2,
PEAKLAND COURT (P.B. 2 PG 152)
AND LOT 7, SECTION 3,
ANGELL & BECKNER SUBDIVISION
(P.B. 2 PG. 60)

PROPERTY OF
JAMES W. ALLEN & MARGARET R. ALLEN
AND
NORVELL W. REED & FRANCES E. REED

LOCATED AT 3332 & 3406
FOREST HILL AVENUE, N.W.
ROANOKE, VIRGINIA

SCALE: 1" = 20' DATE: 20 JANUARY 1989

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA