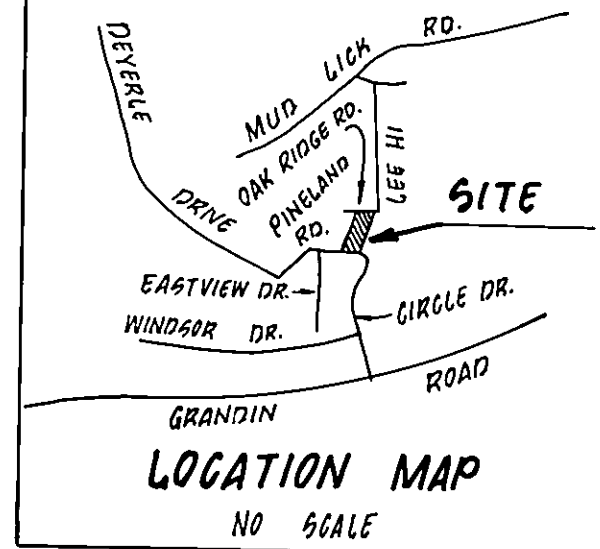


BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10,000.00000	50,000.00000
2	10,014.39528	50,126.34577
2A	9,904.67451	50,118.51297
3	9,574.95813	50,094.97501
4	9,583.85905	49,970.29232
4A	9,890.27923	49,992.16720
1	10,000.00000	50,000.00000
TOTAL AREA = 1.23 ACRES		



STATE OF VIRGINIA
County of Roanoke
I, James V. Quillman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT VIRGINIA PEEBLES CASSELL, OWNER AND PHILIP H. LEMON, TRUSTEE, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON THIS 21st DAY OF June, 1989.

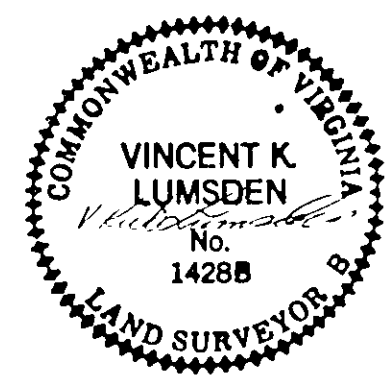
MY COMMISSION EXPIRES March 24, 1991.

James V. Quillman
NOTARY PUBLIC

- NOTES:
1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
 2. IRON PINS EXISTING OR SET AT EACH PROPERTY CORNER, UNLESS OTHERWISE NOTED.
 3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND EASEMENTS MAY EXIST NOT SHOWN HEREON.
 5. THIS PROPERTY IS DESIGNATED TAX PARCEL #5010321.
 6. THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.
 7. THIS PLAT REQUIRED FOR RECORDATION IN ORDER TO SUBSTANTIATE A DIVISION OF LAND PREVIOUSLY MADE BY DEED ONLY IN DEED BOOK 1595, PAGE 1175 ON DECEMBER 29, 1988 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

V. Kirk Lumsden 3/7/89
V. KIRK LUMSDEN DATE



THAT MARVIN E. ANDREWS AND MABEL ANDREWS ALONG WITH VIRGINIA PEEBLES CASSELL ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, KNOWN AS LOT 17, SECTION 2, WINDSOR HILLS SUBDIVISION, P.B. 2, PAGE 109, BOUNDED BY CORNERS 1 TO 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNERS (ANDREWS) BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 494, PAGE 424, ALONG WITH ALL OF THE LAND CONVEYED TO VIRGINIA PEEBLES CASSELL, BOUNDED BY CORNERS 1 TO 2 TO 2A TO 4A TO 1, BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, IN DEED BOOK 1595, PAGE 1175 AND SUBJECT TO A CERTAIN DEED OF TRUST TO PHILIP H. LEMON AND JAMES M. YOUNG, TRUSTEES, EITHER OF WHOM MAY ACT SECURING MARVIN E. ANDREWS AND MABEL R. ANDREWS, DATED 12/29/88 AND RECORDED IN DEED BOOK 1595, PAGE 1178.

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 FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

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

BY: Marvin E. Andrews
MARVIN E. ANDREWS, OWNER

BY: Mabel Andrews
MABEL ANDREWS, OWNER

BY: Virginia Peebles Cassell
VIRGINIA PEEBLES CASSELL, OWNER

BY: Philip H. Lemon
PHILIP H. LEMON, TRUSTEE

STATE OF VIRGINIA
CITY OF ROANOKE
I, Genevieve E. Snaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MARVIN E. ANDREWS, BY MURRAY A. STOLLER, HIS ATTORNEY IN FACT, AND MABEL ANDREWS, OWNERS, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME IN THIS 21st DAY OF February, 1989.

MY COMMISSION EXPIRES 4-12-92.

Genevieve E. Snaman
NOTARY PUBLIC

APPROVED:

Edward R. Tuck 6/28/89
AGENT, ROANOKE CITY PLANNING COMMISSION

Charles M. Huffine 6/28/89
CITY ENGINEER, ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 28th DAY OF June, 1989, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED ADMITTED TO RECORD AT 4:13.0 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Kathleen Holladay
DEPUTY CLERK

PLAT SHOWING
CREATION OF
NEW LOTS 17A & 17B
BEING A
RESUBDIVISION OF ORIGINAL LOT 17 (1.23 Ac.)
SECTION 2 WINDSOR HILLS (P.B. 2 PG. 109)

PROPERTY OF
VIRGINIA CASSELL
&
MARVIN E. & MABLE ANDREWS
ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 19 DECEMBER 1988

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