

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10,000.0000	10,000.0000
2	10,302.3707	9,986.2114
3	10,312.2940	10,017.6840
4	10,047.2579	10,121.1061
1	10,000.0000	10,000.0000
TOTAL AREA = 0.535 ACRES		

KNOW ALL MEN BY THESE PRESENTS; TO WIT:

THAT GERALD D. SIMMONS IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, AND BEING LOT 20 1/2, BLOCK 16, ACCORDING TO THE MAP OF WAVERLY PLACE CORPORATION, RECORDED IN ROANOKE COUNTY PLAT BOOK 1, PAGE 188, 189 AND 190, AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED APRIL 28, 1982, FROM FIRST & MERCHANTS NATIONAL BANK, TRUSTEE AND EXECUTOR OF THE ESTATE OF CHARLES LAFAYETTE ATKINSON, RECORDED IN ROANOKE CITY DEED BOOK 1476, PAGE 272.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED. IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 8<sup>th</sup> DAY OF November, 1989.

BY: Gerald D. Simmons  
GERALD D. SIMMONS

STATE OF Virginia  
County, OF Roanoke

I, Sara V. Paillamar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT GERALD D. SIMMONS, OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON November 8, 1989.

MY COMMISSION EXPIRES March 24, 1991.

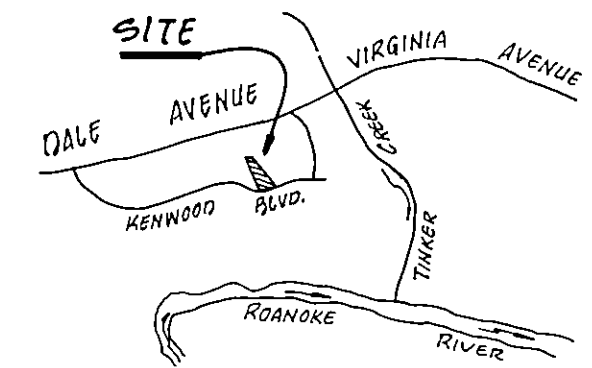
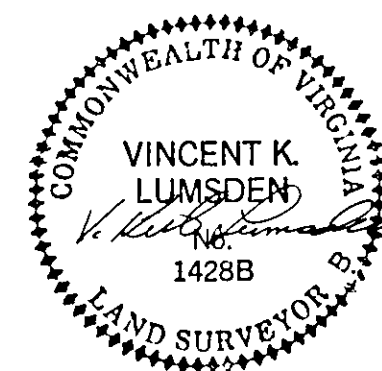
Sara V. Paillamar  
NOTARY PUBLIC

AREA OF NEW LOT 20 1/2A		
CORNER	BEARING	DIST.
1-1A	N 02°36'40" W	230.74
1A-1B	S 21°19'00" E	218.55
1B-1	S 68°41'00" W	74.00
TOTAL AREA = 0.186 AC.		
AREA OF NEW LOT 20 1/2B		
CORNER	BEARING	DIST.
1B-1A	N 21°19'00" W	218.55
1A-2	N 02°36'40" W	71.94
2-3	N 72°30'00" E	33.00
3-4	S 21°19'00" E	284.50
4-1B	S 68°41'00" W	56.00
TOTAL AREA = 0.350 AC.		

#### NOTES:

1. THIS PROPERTY IS NOT LOCATED 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBERANCES NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. A 15' SANITARY SEWER EASEMENT AND A 15' WATERLINE EASEMENT EXTENDING 7.5' EITHER SIDE OF THE EXISTING LINE SHALL BE PROVIDED FOR ANY LATERALS OR LINES THAT MAY CROSS LOT 20 1/2 A OR LOT 20 1/2 B, NOT SHOWN HEREON.

V. K. Lumsden  
I HEREBY CERTIFY THAT THIS PLAT  
IS CORRECT TO THE BEST OF MY BELIEF.



LOCATION MAP  
NO SCALE

APPROVED:

Edward R. Tucker 11/17/89  
AGENT, ROANOKE CITY  
PLANNING COMMISSION DATE

Charles M. Huffine 11/17/89  
CITY ENGINEER, OFFICE  
ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON November 30, 1989, AT 3:55 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Shirley Johnson  
DEPUTY CLERK

PLAT SHOWING  
RESUBDIVISION OF LOT 20 1/2, BLOCK 16  
WAVERLY PLACE CORPORATION  
(P.B. 1 PGS. 188 - 190)

CREATING

NEW LOTS 20 1/2A & 20 1/2B

PROPERTY OF

GERALD D. SIMMONS

ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: 18 SEPT. 1989

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