

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT LORRAINE DENNISON IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1-2-2A-10A-11 TO 1 INCLUSIVE, BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 12, 1988, RECORDED IN DEED BOOK 1582, PAGE 511, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AND WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO W. COURTNEY KING, JR. AND CARROLL D. REA, TRUSTEES, (ANY ONE OF WHOM MAY ACT) SECURING DOMINION BANK, NATIONAL ASSOCIATION, LEINHOLDER, SAID DEED OF TRUST DATED JANUARY 11, 1989 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1596, PAGE 761, AND THAT ROBERT W. BOWERS IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 2 THROUGH 10A TO 2A TO 2, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 1, 1989, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1592, PAGE 1123.

THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND LEINHOLDER HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE, AND IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS THEROF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 14th DAY OF February, 1990.

BY: Lorraine Dennison
LORRAINE DENNISON, OWNER

BY: Robert W. Bowers
ROBERT W. BOWERS, OWNER

BY: W. Courtney King, Jr.
W. COURTNEY KING, JR., TRUSTEE

DOMINION BANK, NATIONAL ASSOCIATION

BY: Daniel C. Naff, Jr.
DANIEL C. NAFF, JR., VICE PRESIDENT

STATE OF VIRGINIA AT LARGE:

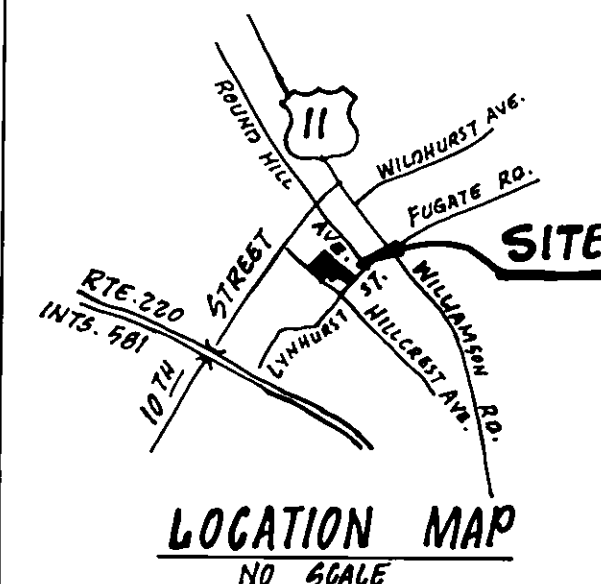
I, Eunice C. Spickard, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LORRAINE DENNISON AND ROBERT W. BOWERS, OWNERS, W. COURTNEY KING, JR., TRUSTEE, AND DANIEL C. NAFF, JR. HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON February 14, 1990.

MY COMMISSION EXPIRES February 21, 1992.

Eunice C. Spickard
NOTARY PUBLIC

NOTES:

- 1) IRON PINS SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED.
- 2) 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.
- 3) PORTION (0.252 AC.) OF EXISTING LOT IDENTIFIED AS OFFICIAL TAX NO. 2070224 IS COMBINED HEREON WITH PARCEL (3.343 AC.) OFFICIAL TAX NO. 2070239, CREATING NEW LOT 2A (3.587 AC.) AND NEW LOT 1A (0.286 AC.).



APPROVED:

Edward R. Tucker
AGENT, ROANOKE CITY
PLANNING COMMISSION

4/2/90
DATE

MA
CITY ENGINEER,
ROANOKE, VIRGINIA

April 2nd 1990
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON April 4, 1990, AT 2:40 CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Kathy Child
DEPUTY CLERK

PLAT OF SURVEY SHOWING A
RESUBDIVISION OF PROPERTY OF

LORRAINE DENNISON (0.530 AC.)

AND

ROBERT W. BOWERS (3.343 AC.)

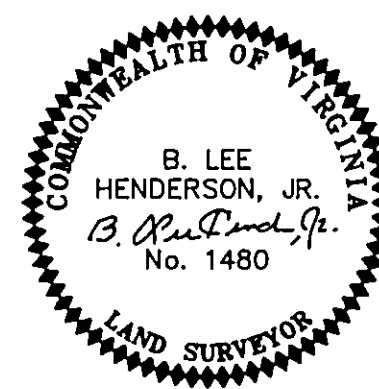
CREATING HEREON

NEW LOT 1A (0.286 AC.)

&

NEW LOT 2A (3.587 AC.)

SITUATED ADJACENT TO HILLCREST AVENUE &
LYNDHURST ST. N.W.
ROANOKE, VIRGINIA



SCALE: 1" = 50' DATE: 7 FEBRUARY 1990

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

#89-628

SHEET 1 OF 2