

THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOHN E. GARDNER, JR. IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS TRACT A, 1.695 AC., RECORDED IN MAP BOOK 1, PAGE 877, IN THE CLERK'S OFFICE OF THE CIRCUIT OF THE CITY OF ROANOKE, VIRGINIA,

AND COMPRISES A PART OF THE LAND CONVEYED TO JOHN E. GARDNER, JR. BY DEED BOOK 1329, PAGE 428 AND DEED BOOK 1364, PAGE 222, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AND ALL BEING SHOWN HEREON BOUNDED BY CORNERS 1 THRU 14 TO 1, INCLUSIVE.

THE SAID OWNER FURTHER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS 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, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

THE UNDERSIGNED PROPERTY OWNER HEREBY GRANTS TO THE CITY OF ROANOKE THAT CERTAIN EASEMENT FOR SANITARY SEWER LINES, AS SHOWN ON THIS PLAT.

WITNESS THE FOLLOWING SIGNATURE AND SEAL OF THE AFORESAID OWNER ON THIS 5TH DAY OF MARCH 1990.

John E. Gardner, Jr.
JOHN E. GARDNER, JR.

STATE OF VIRGINIA TO WIT:
(AT LARGE)

I, DAVID A BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT JOHN E. GARDNER, JR. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 5TH DAY OF MARCH 1990

MY COMMISSION EXPIRES
SEPT. 10, 1990

David A. Bess
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED, ADMITTED TO RECORD AT 3:30 O'CLOCK P. M., ON THIS 16 DAY OF April 1990

TESTE: PASTY TESTERMAN, CLERK

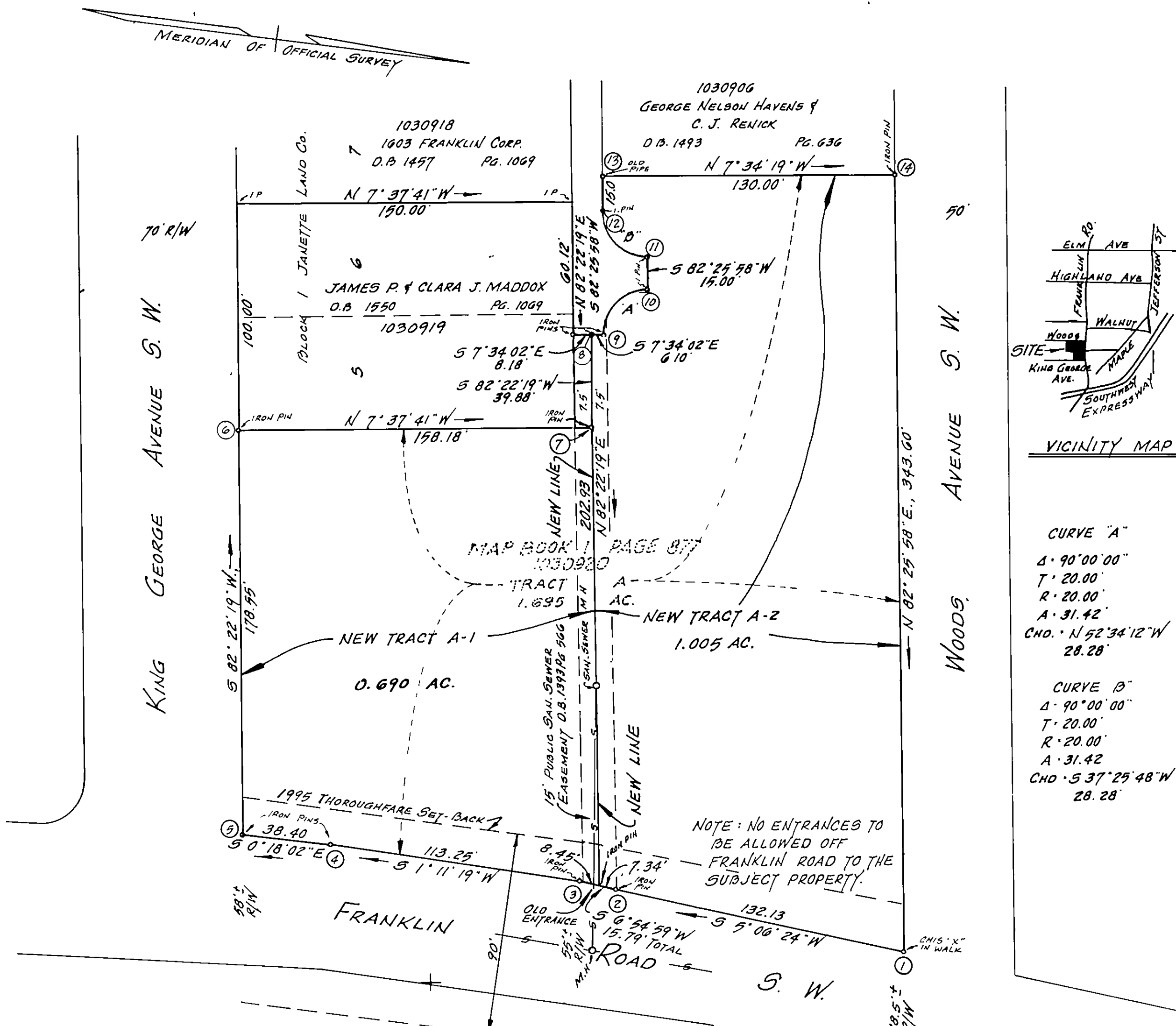
By: Pasty Testerman

CURRENT OWNER OF EXISTING TRACT "A"
JOHN E. GARDNER, JR.
40 FRANKLIN ROAD S.W.

TOTAL ACRES IN
BOUNDARY 1.695 AC.

COR.	NORTH	EAST
1	500.0000	500.0000
2	368.3945	488.2391
3	352.7194	486.3376
4	239.4937	483.9884
5	201.0943	484.1898
6	177.3932	307.2199
7	334.1734	286.2228
8	328.8797	246.6957
9	334.1734	245.8924
10	352.1175	223.4320
11	350.1422	208.5626
12	327.6817	191.3717
13	325.7064	176.5023
14	454.5728	159.3721
1	499.8213	499.9797

NOTE: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.



CURVE "A"
Δ 90°00'00"
T 20.00'
R 20.00'
A 31.42'
CHO. N 52°34'12"W
28.28'

CURVE "B"
Δ 90°00'00"
T 20.00'
R 20.00'
A 31.42'
CHO. S 37°25'48"W
28.28'

APPROVED: Charles M. Huffine
CITY ENGINEER, CITY OF ROANOKE VIRGINIA

4/10/90
DATE

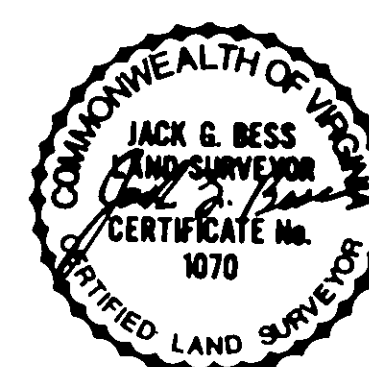
Edward P. Tushnet
AGENT, FOR CITY OF ROANOKE PLANNING COMMISSION

4/10/90
DATE

THIS PROPERTY WAS SURVEYED BY ME
IN JAN. 1989.

I HEREBY CERTIFY THAT THIS PLAT OF
SURVEY IS CORRECT

Jack G. Bess
CERTIFIED LAND SURVEYOR



PLAT SHOWING NEW TRACT A-1 (0.690 ACRES) AND NEW TRACT A-2 (1.005 AC.) BEING A RESUBDIVISION OF TRACT "A" (1.695 ACRES) MAP BOOK 1, PAGE 877, ORIGINALLY PART OF LOT 1, ALL OF LOTS 2, 3, AND 4, BLOCK 1, MAP OF JANETTE LAND CO., AND LOTS 7, 8, 9, 10, 11, 12 AND PART LOT 13, SECTION 14, MAP OF EXCHANGE BUILDING AND INVESTMENT CO. AND PORTIONS OF CLOSED ALLEYS, ORD. NO. 23445 AND ORD. 28025, PROPERTY OF JOHN E. GARDNER, JR.

ROANOKE, VIRGINIA
SCALE: 1"=40' BY: JACK G. BESS MARCH 1, 1990
CERTIFIED LAND SURVEYOR