

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WILLIAM D. BROWN AND SHELBY B. HILL ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 9 TO 1 INCLUSIVE, AND OUTSIDE CORNERS 10 TO 13 TO 10 INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNERS FROM ALAN L. AMOS AND CAROL A. AMOS BY DEED DATED 26 OCTOBER, 1988, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1592, PAGE 163, WHICH SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO CHARLES B. PHILLIPS AND JAMES R. SWANSON, TRUSTEES, SECURING ALAN L. AMOS AND CAROL A. AMOS, LIENHOLDER, DATED 28 OCTOBER, 1988, AND RECORDED IN DEED BOOK 1592, PAGE 167, IN THE AFORESAID CLERK'S OFFICE, AND AN ALLEY VACATED BY ORDINANCE NUMBER 30131-72390 DATED: JULY 23, 1990.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES. THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES BY VIRTUE OF THE RECORDED PLAT, DEDICATE IN FEE SIMPLE, TO THE CITY OF ROANOKE, ALL OF THE LAND SET APART HEREON FOR STREET PURPOSES AND DEDICATE ALL EASEMENTS TO THE CITY OF ROANOKE FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 28th DAY OF November, 1990.

BY: William D. Brown
WILLIAM D. BROWN, OWNER

BY: Shelby B. Hill
SHELBY B. HILL, OWNER

BY: Charles B. Phillips
CHARLES B. PHILLIPS, TRUSTEE

BY: Alan L. Amos
ALAN L. AMOS, LIENHOLDER

BY: James R. Swanson
JAMES R. SWANSON, TRUSTEE

BY: Carol A. Amos
CAROL A. AMOS, LIENHOLDER

STATE OF VIRGINIA, AT LARGE

I, Sara V. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT William D. Brown, Shelby B. Hill, Alan L. Amos, & Carol A. Amos WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 21, 1990, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON November 27, 1990.

MY COMMISSION EXPIRES March 24, 1991

Sara V. Prillaman
NOTARY PUBLIC

STATE OF VIRGINIA, AT LARGE

I, Sara V. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Charles B. Phillips and James R. Swanson WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 21, 1990, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON November 28, 1990.

MY COMMISSION EXPIRES March 24, 1991

Sara V. Prillaman
NOTARY PUBLIC

NOTES:

- 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.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS TO COMBINE TAX #2112415, TAX #2112406, TAX #2112407, AND TAX #2112408.

NEW TRACT #2
0.129 ACRES
TAX # 2112403
J.W. INGE, III
D.B. 1567 PG. 1039
LOT 3

0.021 ACRES HEREBY
DEDICATED TO THE CITY
OF ROANOKE FOR
STREET PURPOSES

TAX # 2112414
MARY R. WAYNICK &
NATALIE FOSTER
W.B. 38 PG. 553
LOT 13

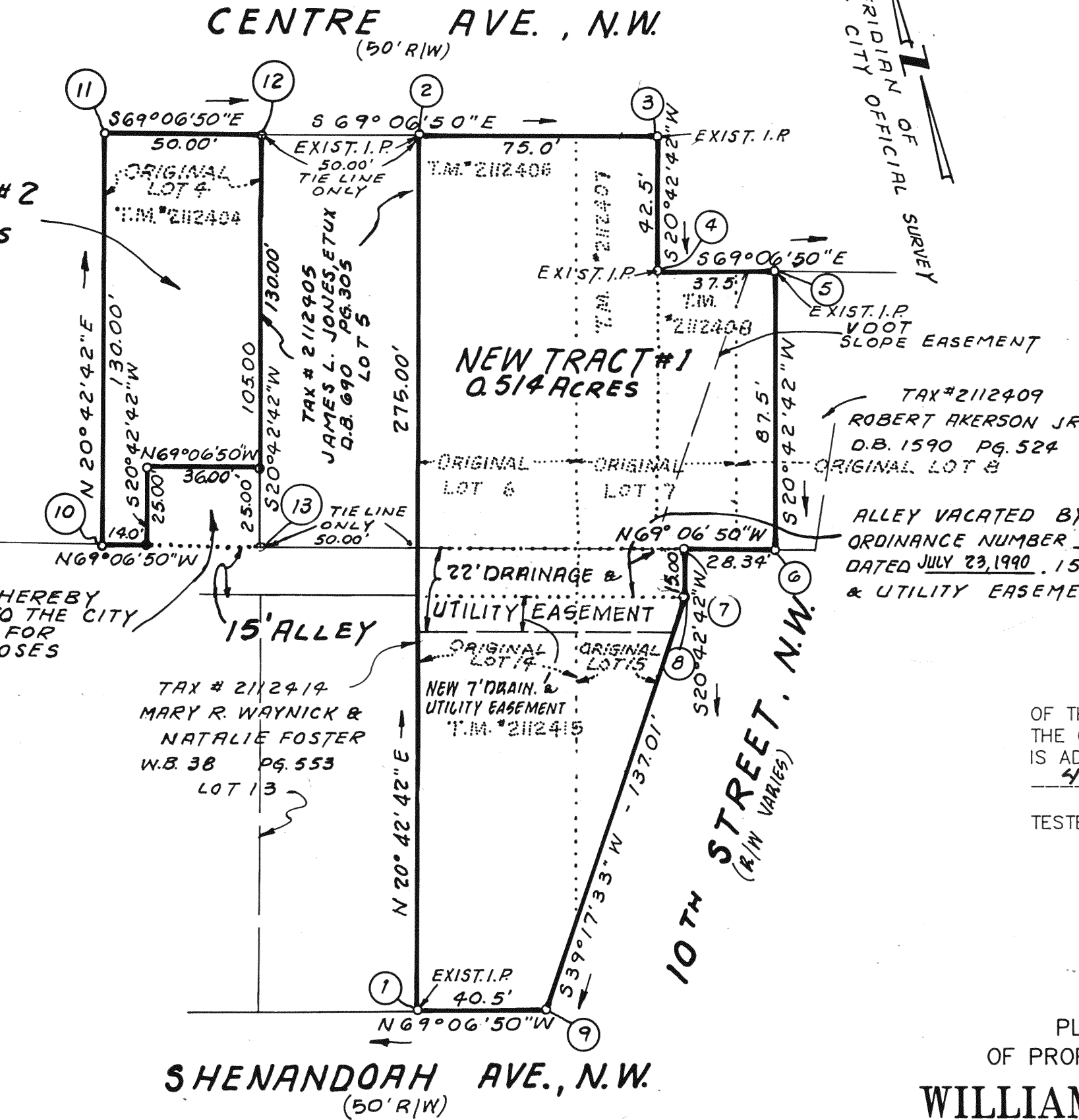
NEW TRACT #1
0.514 ACRES

SHERANDOAH AVE., N.W.
(50' R/W)

SURVEY INFORMATION SHOWN ON THIS PLAT
IS BASED ON A CURRENT FIELD SURVEY.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
1	908.4035	875.3956
2	1,165.6308	972.6535
3	1,138.8925	1,042.7254
4	1,099.1391	1,027.6946
5	1,085.7700	1,062.7305
6	1,003.9249	1,031.7848
7	1,014.0285	1,005.3070
8	1,000.0000	1,000.0000
9	893.9648	913.2344
1	908.4035	875.3956
TOTAL AREA = 0.514 ACRE		

CORNER	NORTH	EAST
10	1079.6836	833.2479
11	1201.2820	879.2244
12	1183.4564	925.9390
13	1061.8580	879.9625
10	1079.6836	833.2479
TOTAL AREA = 0.149 ACRE		



APPROVED:
Edward R. Tushnet
AGENT, CITY OF ROANOKE PLANNING COMMISSION

12/5/90
DATE

Charles M. Huffine 12/5/90
CITY ENGINEER, ROANOKE, VIRGINIA

DATE

TAX # 2112409
ROBERT AKERSON JR.
D.B. 1590 PG. 524
ORIGINAL LOT 8

ALLEY VACATED BY
ORDINANCE NUMBER 30131-72390
DATED JULY 23, 1990. 15' DRAINAGE
& UTILITY EASEMENT RETAINED.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH
THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED
IS ADMITTED TO RECORD ON Dec 10, 1990, AT
4:00 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Shirley Johnson
DEPUTY CLERK

PLAT OF SURVEY
OF PROPERTY BELONGING TO

WILLIAM D. BROWN
& SHELBY B. HILL

RESUBDIVIDING LOTS 4, 6 & PORTIONS OF
LOTS 7, 8, 14 & 15 AND A PORTION OF AN ALLEY
(VACATED BY ORDINANCE NO. 30131-72390) IN BLOCK 47,
ROGERS, FAIRFAX AND HOUSTON ADDITION (D.B. 48 PG. 452)
DEDICATING 0.021 ACRES FOR PUBLIC USE
AND CREATING HEREON

NEW TRACT 1 (0.514 AC.)
AND TRACT 2 (0.129 AC.)

SITUATED AT SHERANDOAH AVENUE, N.W. & CENTRE AVENUE, N.W.
ROANOKE, VIRGINIA

SCALE: 1" = 40' DATE: 21 AUGUST 1990

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

