

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RICHARD A. VANCE IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3, 4, 5, 6, 7 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE VIRGINIA IN DEED BOOK 1592, PAGE 642.

THE SAID OWNER HEREBY CERTIFIES THAT THE SUBDIVISION OF LAND SHOWN HEREON IS DONE ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY 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.

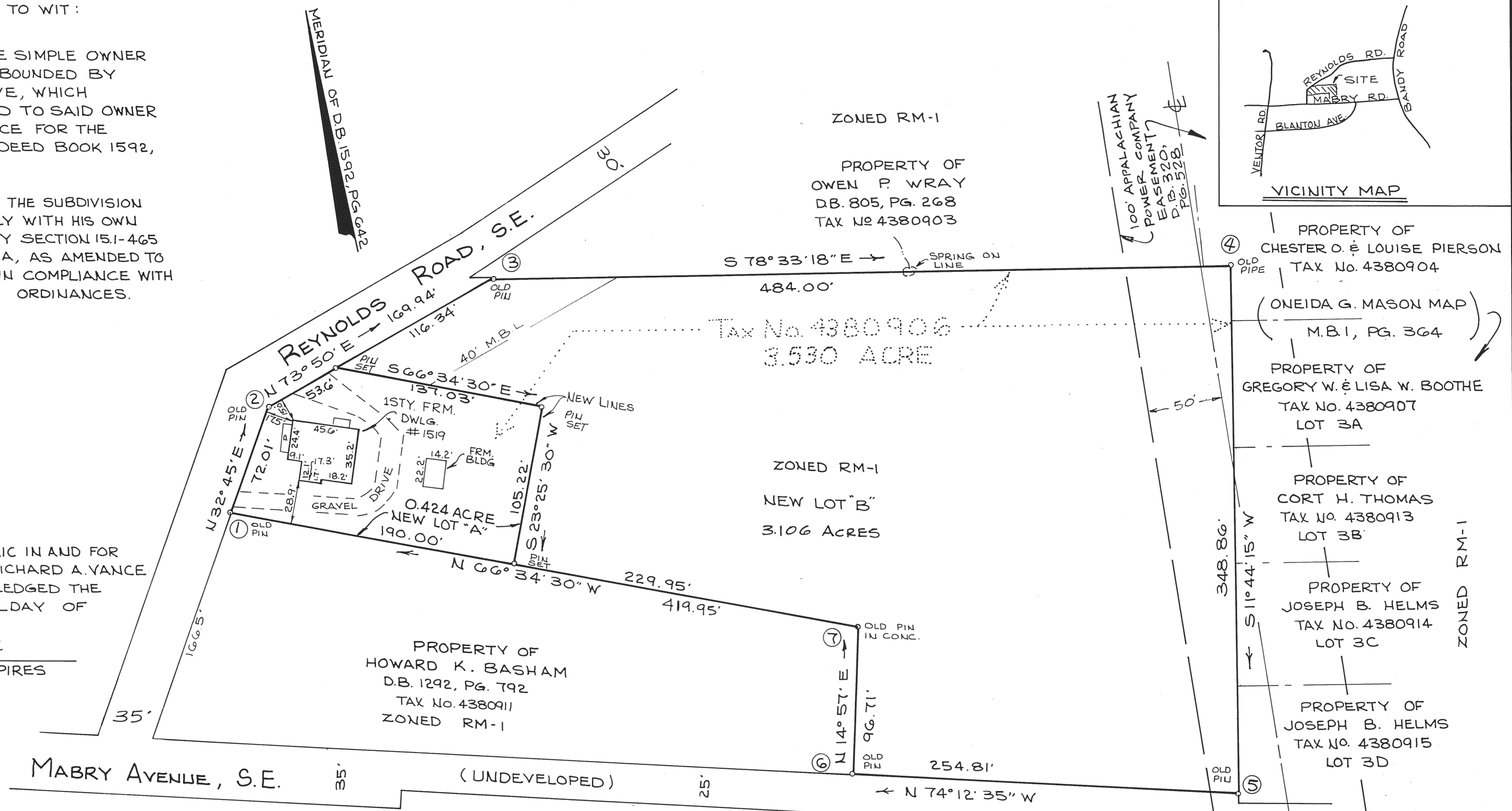
WITNESS THE FOLLOWING SIGNATURES:

Richard A. Vance
OWNER: RICHARD A. VANCE

STATE OF VIRGINIA: TO WIT:
AT LARGE

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT RICHARD A. VANCE HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 18TH DAY OF FEB., 1991

David A. Bess OCT. 31, 1994
NOTARY PUBLIC COMMISSION EXPIRES



APPROVED: Edward R. Tuck March 14, 1991
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE
Mark MARCH 14, 1991
FOR CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

NOTES: 1. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "A" OR "B" AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
2. IRON PINS PLACED AT LOT CORNERS UNLESS OTHERWISE NOTED.
3. M.B.L. = MINIMUM BUILDING LINE

	BOUNDARY NORTH	COORDINATES EAST
1	500.0000	500.0000
2	560.5632	538.9556
3	607.8800	702.1754
4	511.8413	1176.5514
5	170.2760	1105.5835
6	239.6141	860.3889
7	333.0506	885.3378
1	500.0010	499.9995

TOTAL AREA IN BOUNDARY = 3.53 ACRES
ORIGIN ASSUMED

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ANNEXED IS ADMITTED TO RECORD AT 11:16 O'CLOCK A. M. ON THIS 15th DAY OF March, 1991.

TESTE: PATSY TESTERMAN, CLERK

BY: Patsy Testerman
DEPUTY CLERK

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

Jack G. Bess
JACK G. BESS, C.L.S.



SUBDIVISION OF PROPERTY OF
RICHARD A. VANCE

SHOWING NEW LOT A (0.424 ACRE) AND NEW LOT B (2.926 ACRE) BEING THE ORIGINAL 3.35 ACRE PARCEL SITUATE ON REYNOLDS ROAD

ROANOKE, VIRGINIA
SCALE 1" = 60' FEBRUARY 7, 1991

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR