

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That Robert F. Canova and Nancy F. Canova are the fee simple owners of the land shown hereon bounded by corners 1 to 9 to 1, inclusive, and is all of the land conveyed to said owners by deed recorded in the Clerk's office of the Circuit Court of the City of Roanoke, Virginia, in Deed Book 1459, page 23, which is subject to one Deed of Trust to Signet Bank of Virginia, recorded in Deed Book 1559 Page 1341.

The platting or dedication of the land shown hereon is with the free consent and in accordance with the desire of the undersigned owners as required by Section 15.1-465 through 15.1-485 of the Code of Virginia (1950) as amended, and the subdivision ordinance of the City of Roanoke, Virginia.

In witness whereof are hereby placed the following signatures and seals this 11th day of July, 1991.

Robert F. Canova 11 July 91  
ROBERT F. CANOVA (OWNER) DATE  
Nancy F. Canova 11 July 91  
NANCY F. CANOVA (OWNER) DATE  
Melba M. Pratt 7-10-91  
KENNETH L. GRAY or MELBA M. PRATT (TRUSTEES) Sole Agent DATE  
Melba M. Pratt 7-10-91  
SIGNET BANK OF VIRGINIA (BENEFICIARY) Vice President DATE

STATE OF VIRGINIA AT LARGE

City of Roanoke

I, Shirley H. Pratt, A NOTARY PUBLIC IN AND FOR THE

AFORESAID City AND STATE, DO HEREBY CERTIFY THAT ROBERT F. CANOVA and NANCY F. CANOVA

HAVE PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON July 11, 1991.

MY COMMISSION EXPIRES ON May 1, 1993

Shirley H. Pratt  
NOTARY PUBLIC

STATE OF VIRGINIA AT LARGE

City of Richmond

I, Donna E. C. Dawe, A NOTARY PUBLIC IN AND FOR THE

AFORESAID City AND STATE, DO HEREBY CERTIFY THAT Melba M. Pratt as Sole Agent/Trustee or Vice President

HAS PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON July 15, 1991.

MY COMMISSION EXPIRES ON 4/30/93

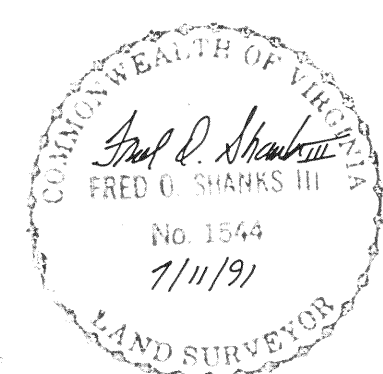
Donna E. C. Dawe  
NOTARY PUBLIC

APPROVED: Edward R. Tuck 7/16/91  
AGENT TO THE PLANNING COMMISSION DATE

Charles M. Huffine 7/16/91  
CITY ENGINEER DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON July 16, 1991, AT 2:15 O'CLOCK P.M.

TESTEE: A. Dale Hendrick, CLERK  
Patty Humphreys, DEPUTY CLERK



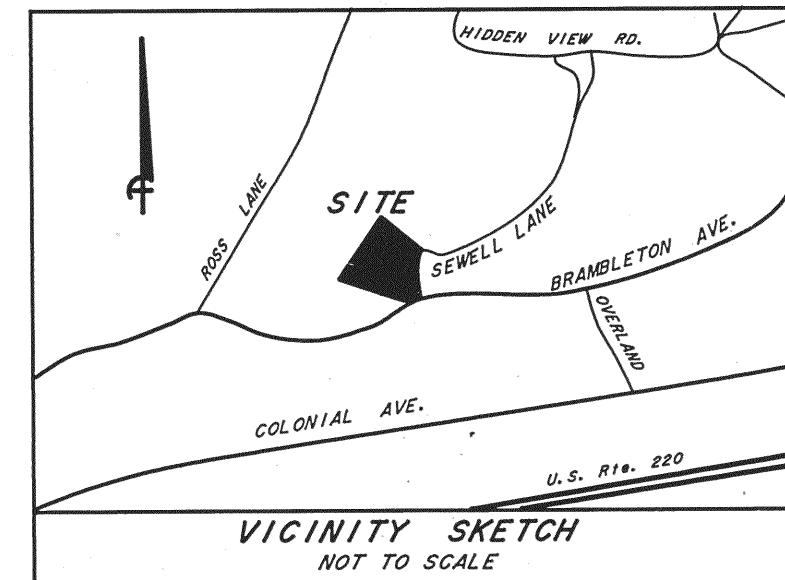
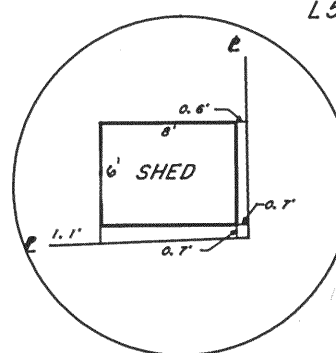
I hereby certify that this Plat of Survey is true and correct to the best of my knowledge and belief and is based on an actual field survey.

Fred O. Shanks III  
Fred O. Shanks, III P.L.S.

THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED

CURVE TABLE					LINE TABLE		
CURVE	RADIUS	TANGENT	LENGTH	DELTA	COURSE	BEARING	DISTANCE
C-1	68.75'	37.33'	68.41'	57°00'17"	65.62'	S 32°30'50"W	
					L1	N 30°25'23"E	6.99'
					L2	N 53°46'31"W	15.27'
					L3	N 32°34'30"W	6.39'
					L4	N 31°30'05"E	23.50'
					L5	N 57°35'00"W	11.18'

Tax Parcel 1360127  
DENNIS G. FISHER  
Lot 2, Section 1  
FOREST HILL  
D.B. 1404, Pg. 648



BOUNDARY COORDINATES		
POINT	NORTHING	EASTING
1	5089.042	4857.824
2	5272.993	4992.702
3	5291.902	5004.797
4	5202.087	5169.886
5	5189.868	5147.829
6	5186.912	5152.822
7	5131.578	5117.551
8	5026.070	5110.152
9	5013.012	5055.431
1	5089.042	4857.824

Tax Parcel 1360112  
HORACE B. THOMAS  
Parcel 1  
FOREST HILL  
D.B. 1563, Pg. 1452

Plat of Survey showing the Subdivision of the Property of ROBERT F. CANOVA and NANCY F. CANOVA creating NEW LOT A (0.588 Ac.) and NEW LOT B (0.502 Ac.) located at the intersection of Sewell Lane, S.W. and Brambleton Avenue, S.W.  
MAP of FOREST HILL  
ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
313 Luck Avenue  
Roanoke, Virginia 24011  
(703) 343-6685  
DATE: 07/11/91 SCALE: 1" = 30'  
JOB NO.: 491008  
CALC. BY: JRA F.B.: 91.02  
DRWN. BY: CEG CHECKED BY:

NOTE:  
THE BOARD OF ZONING APPEALS GRANTED BUILDING LINE VARIANCES (CASE # 50-91-A) ON JULY 9, 1991 TO PERMIT CREATING A LOT FOR CONSTRUCTION OF A SINGLE FAMILY HOME. A VARIANCE WAS GRANTED FOR THE REAR SETBACK TO ALLOW THE EXISTING POOL TO CONFORM WITH NEW LOT REQUIREMENTS. A VARIANCE ALSO WAS GRANTED FOR SIDE YARD REQUIREMENTS TO PERMIT PLACING NEW PROPERTY LINE ADJACENT TO SHED AND ACCESSORY STRUCTURE, AS SHOWN HEREON.

THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF JUNE 1, 1984 F.E.M.A. STUDIES. RESULTS OF ANY FURTHER STUDIES TO DATE ARE NOT PUBLISHED.  
THE PROPERTY LIES INSIDE ZONE C AS SHOWN ON COMMUNITY PANEL NUMBER 510130 0020 C.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

