

KNOW ALL MEN BY THESE PRESENT TO WIT: THAT THE ESTATE OF HOWARD TAFT BEASLEY IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 5, 6, TO 1, INCLUSIVE, WHICH COMPRISES OF ALL OF THE LAND CONVEYED TO SAID OWNER BY WILL RECORDED IN WILL BOOK 38 PAGE 99, AND THAT JAMES A. MANNING IS THE FEE SIMPLE OWNER OF TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 2, 3, 4, 5 TO 2, INCLUSIVE, WHICH COMPRISES OF ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED BOOK 1531 PAGE 30, IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15-1-465 THRU 15-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 7TH DAY OF JANUARY 1993.

Howard T. Beasley, Jr.

HOWARD T. BEASLEY, JR., EXECUTOR UNDER THE WILL OF HOWARD TAFT BEASLEY

STATE OF VIRGINIA
COUNTY OF ROANOKE TO WIT:

I, DAVID A. BESS A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, CERTIFY THAT HOWARD T. BEASLEY, JR. HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 7TH DAY OF JANUARY 1993.

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

James A. Manning
JAMES A. MANNING, BUYER

STATE OF VIRGINIA
COUNTY OF ROANOKE TO WIT:

I, DAVID A. BESS A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, CERTIFY THAT JAMES A. MANNING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 7TH DAY OF JANUARY 1993.

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

NOTES: 1. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "C" AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

2. THIS PROPERTY IS ZONED RM 1 +

3. PARCEL 2 SURVEYED ONLY,

PARCEL 1 PLATTED FROM EXISTING RECORDS, SEE D.B. 947, PG. 84 AND CITY PLAN No. 3778.

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

1-15-93
DATE

Charles M. Duffie
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

1-15-93
DATE

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 10:35 O'CLOCK A M. ON THIS THE 19 DAY OF JANUARY 1993.

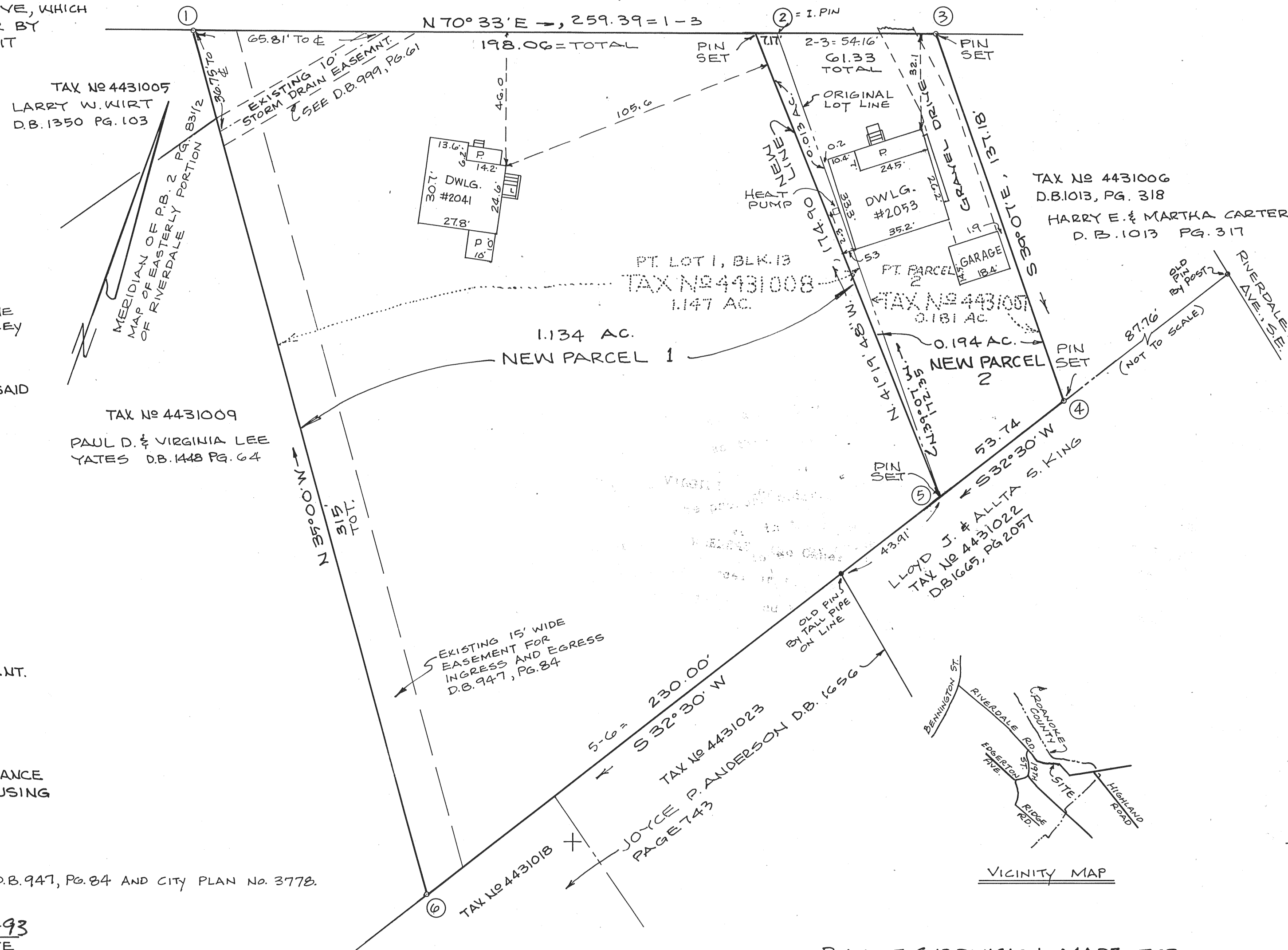
Arthur B. Crush III Clerk
By Patty Thompson Deputy Clerk

CONTINUED FROM ABOVE:

4. ALL PROPERTY SHOWN HEREON IS A PORTION OF ORIGINAL LOT 1, BLOCK 13, MAP OF A EASTERLY PORTION OF RIVERDALE.

RIVERDALE ROAD, S.E. 50' R/W

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



BOUNDARY COORDINATES ORIGIN ASSUMED

CORNER	NORTH	EAST
1	1000.000	1000.000
2	1020.421	1057.830
3	913.989	1144.377
4	868.665	1115.502
5	674.685	991.923
6	934.049	813.242
1	1000.000	1000.000

PLAT OF SUBDIVISION MADE FOR THE ESTATE OF HOWARD TAFT BEASLEY AND JAMES A. MANNING

SHOWING RESUBDIVISION OF PROPERTIES BELONGING TO THE ESTATE OF HOWARD TAFT BEASLEY (1.147 AC) AND JAMES A. MANNING (0.181 AC) CREATING NEW PARCEL 1 (1.134 AC) AND NEW PARCEL 2 (0.194 AC).

ROANOKE, VIRGINIA
SCALE 1"=30' JANUARY 8, 1993

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR



N.B.#52