

KNOW ALL MEN BY THESE PRESENTS TO WIT:  
THAT JOHN A. CAIN AND SUSAN W. RICHARDS ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 2 THRU 9 TO 2, INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED FEBRUARY 23, 1988 FROM MICHAEL DAVID BISHOP AND JOYCE L. ADKINS BISHOP BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1577, PAGE 638.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, 0.134 AC. TRACT SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THAT ERIC L. JEFFERS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1, 2, 9, 10 TO 1 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JULY 3, 1990 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1624, PAGE 1686.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR 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.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS.

*John A. Cain* and *Susan W. Richards* 4/25/93  
JOHN A. CAIN, OWNER DATE SUSAN W. RICHARDS, OWNER DATE  
D.B. 1577, PG. 638 D.B. 1577, PG. 638  
*Eric L. Jeffers* 3-5-93  
ERIC L. JEFFERS, OWNER DATE  
D.B. 1624, PG. 1686

STATE OF VIRGINIA  
City of Salem TO WIT:

I, Linda C. Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, JOHN A. CAIN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 25 DAY OF February, 1993.

MY COMMISSION EXPIRES:

2/28/93

*Linda C. Johnson*  
NOTARY PUBLIC

STATE OF VIRGINIA  
City of Salem TO WIT:

I, Linda C. Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, SUSAN W. RICHARDS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 25 DAY OF February, 1993.

MY COMMISSION EXPIRES:

2/28/93

*Linda C. Johnson*  
NOTARY PUBLIC

STATE OF VIRGINIA  
County of Roanoke TO WIT:

I, Marion S. Cannon, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, ERIC L. JEFFERS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8 DAY OF May, 1993.

MY COMMISSION EXPIRES:

6-30-95

*Marion S. Cannon*  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:06 O'CLOCK P.M. ON THIS 13 DAY OF April, 1993.

TESTE:

*Arthur B. Crush, III*

BY: *Arthur B. Crush, III*  
DEPUTY CLERK

CLOSED BY LRD

#### GENERAL NOTES:

- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

#### SURVEY NOTES:

- REFERENCE MAPS:  
SURVEY FOR JELCO CONSTRUCTION, INC. SHOWING DIVISION OF 0.353 ACRE TRACT BY WEEKS, HUBBELL, McGHEE, P.C. DATED JULY 25, 1986 AND RECORDED IN M.B. 1, PG. 539.  
PLAT OF SURVEY FOR JOHN M. PEDIGO, ATTORNEY SHOWING PROPERTY OF JANICE A. HILLIKER & BERNICE MYRTLE ADKINS BY RAYMOND C. WEEKS, L.S. DATED NOV. 12, 1979, REVISED MAY 1 AND MAY 19, 1980.

#### BOUNDARY NOTES:

- THIS PLAT SUBDIVIDES EXISTING TAX PARCEL NO. 5460112 (0.875± AC.) AND CREATES HEREON NEW LOT "A" (0.379 AC.) NEW LOT "B" (0.318 AC.), A 0.034 ACRE PARCEL AND DEDICATES 0.131 ACRE FOR ROAD PURPOSES.
- THE 0.034 ACRE PARCEL IS BEING COMBINED WITH EXISTING TAX PARCEL NO. 5460113 AND CREATES HEREON NEW LOT "C" (0.205 AC.).

#### COORDINATES

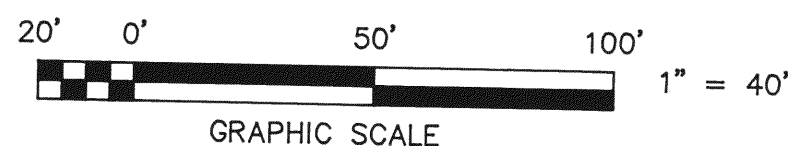
CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	3026.62	2939.96
3	2992.91	2917.88
4	3040.27	2785.72
5	3100.68	2807.11
6	3293.14	2875.26
7	3225.36	2944.52
8	3157.59	3013.77
9	3150.46	3021.06
10	3116.78	3051.88
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

CURVE DATA  
Δ = 89°47'00"  
R = 25.00'  
T = 24.91'  
L = 39.18'  
N 25°23'34" W  
35.29'

#### APPROVED:

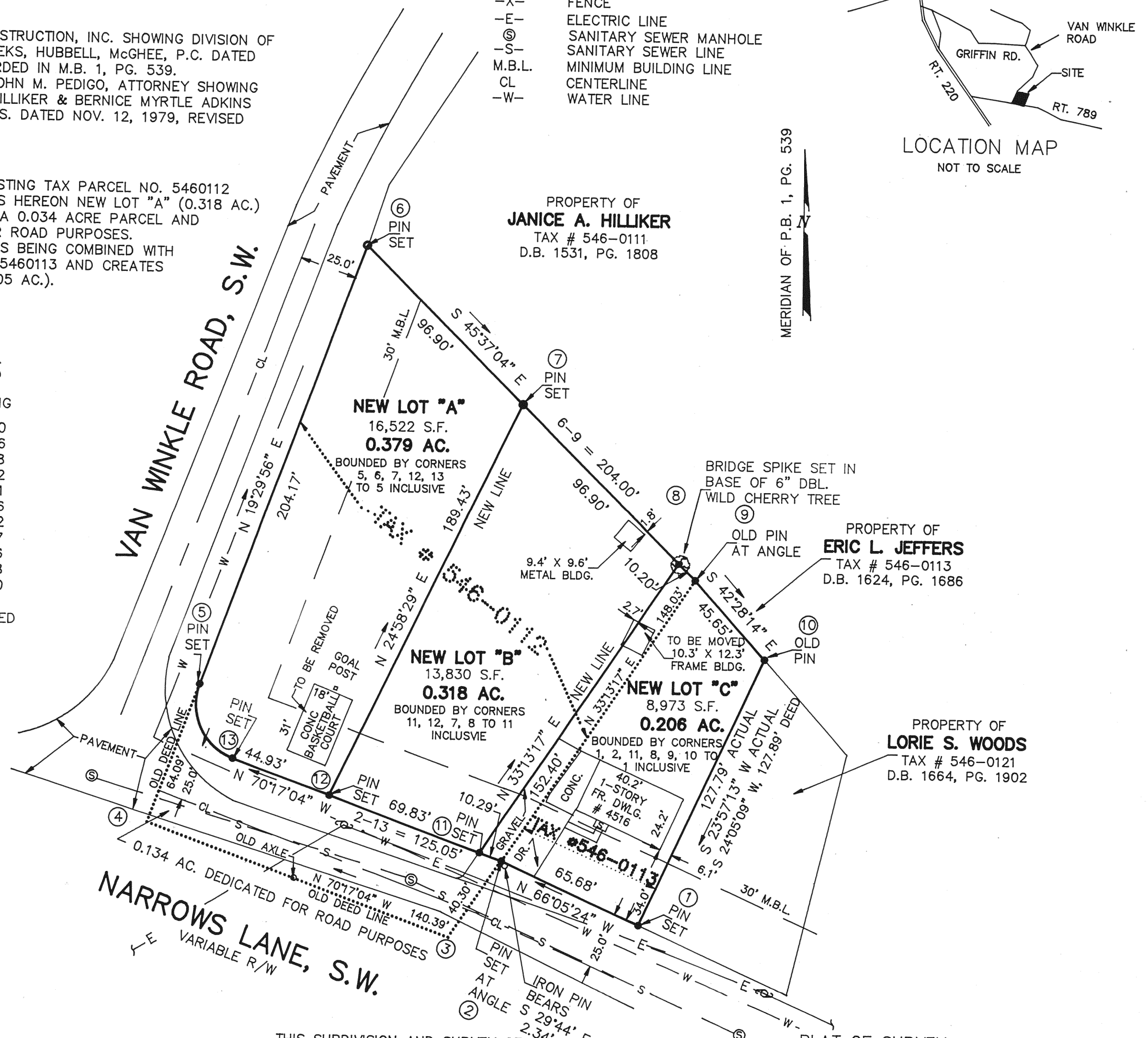
*Thomas J. Parker* 4/13/93  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION  
*Charles M. Duffie* 4/13/93  
CITY ENGINEER - CITY OF ROANOKE DATE



THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

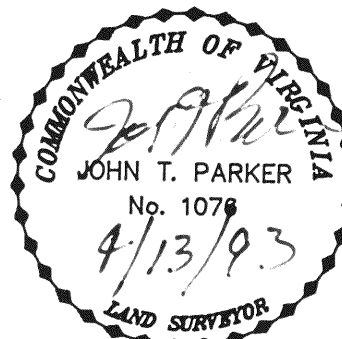
#### LEGEND

- O PROPERTY CORNER
- R/W RIGHT OF WAY
- X- UTILITY POLE & OVERHEAD LINES
- E- FENCE
- S- ELECTRIC LINE
- S- SANITARY SEWER MANHOLE
- M.B.L. SANITARY SEWER LINE
- CL MINIMUM BUILDING LINE
- W- CENTERLINE
- W- WATER LINE



THIS SUBDIVISION AND SURVEY OF NEW LOTS "A", "B" & "C" IS BASED ON A CURRENT FIELD SURVEY AND DESCRIPTIONS RECORDED IN D.B. 1577, PG. 638 & D.B. 1624, PG. 1686.

*John T. Parker* 4/13/93  
JOHN T. PARKER, L.S. DATE



PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF THE PROPERTY OF  
**JOHN A. CAIN AND SUSAN W. RICHARDS**

0.875± ACRE, D.B. 1577, PG. 638 AND

**ERIC L. JEFFERS**

0.1717 ACRE, D.B. 1624, PG. 1686

CREATING HEREON NEW LOT "A" (0.379 AC.), NEW LOT "B" (0.318 AC.), NEW LOT "C" (0.206 AC.) AND DEDICATING 0.134 ACRE FOR ROAD PURPOSES SITUATE ON NARROWS LANE, S.W. AND VAN WINKLE ROAD, S.W. ROANOKE, VIRGINIA

T. P. PARKER & SON  
ENGINEERS - SURVEYORS - PLANNERS

TAX # 546-0112, 0113  
CALC: LRD  
DRAWN: LRD/CADD  
N.B. JR-117

SCALE: 1" = 40'  
DATE: FEBRUARY 12, 1993  
W.O. 93-0135

M.B. 1, PG. 1203