

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That James W. Elliott, Jr. and James W. Elliott, III, Trustees under the James W. Elliott, Jr. Revocable Trust Agreement, are the fee simple owners of the land shown hereon, bounded by corners 1 through 5 to 1, inclusive, being all of the land conveyed to said owners, by Deed as recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia in Deed Book 1677, Page 749.

The said owners certify that the subdivision of land as shown hereon is entirely with their free will and consent as required under Section 15.1-465 through Section 15.1-485 of the 1950 Code of Virginia as amended and the subdivision ordinance of the City of Roanoke, Virginia.

Witness these signatures and seals on this 5th day of September 1993.

By: James W. Elliott, Jr. Date _____
James W. Elliott, Jr.

James W. Elliott III Date _____
James W. Elliott, III

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF SALEM

I, INEZ H. CRAFT, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, DO HEREBY CERTIFY THAT

JAMES W. ELLIOTT, JR.

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON September 5, 1993

MY COMMISSION EXPIRES ON 01-31-95

Inez H. Craft
NOTARY PUBLIC

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APPROVED: Edward F. Tucker 9/9/93
AGENT TO THE PLANNING COMMISSION DATE

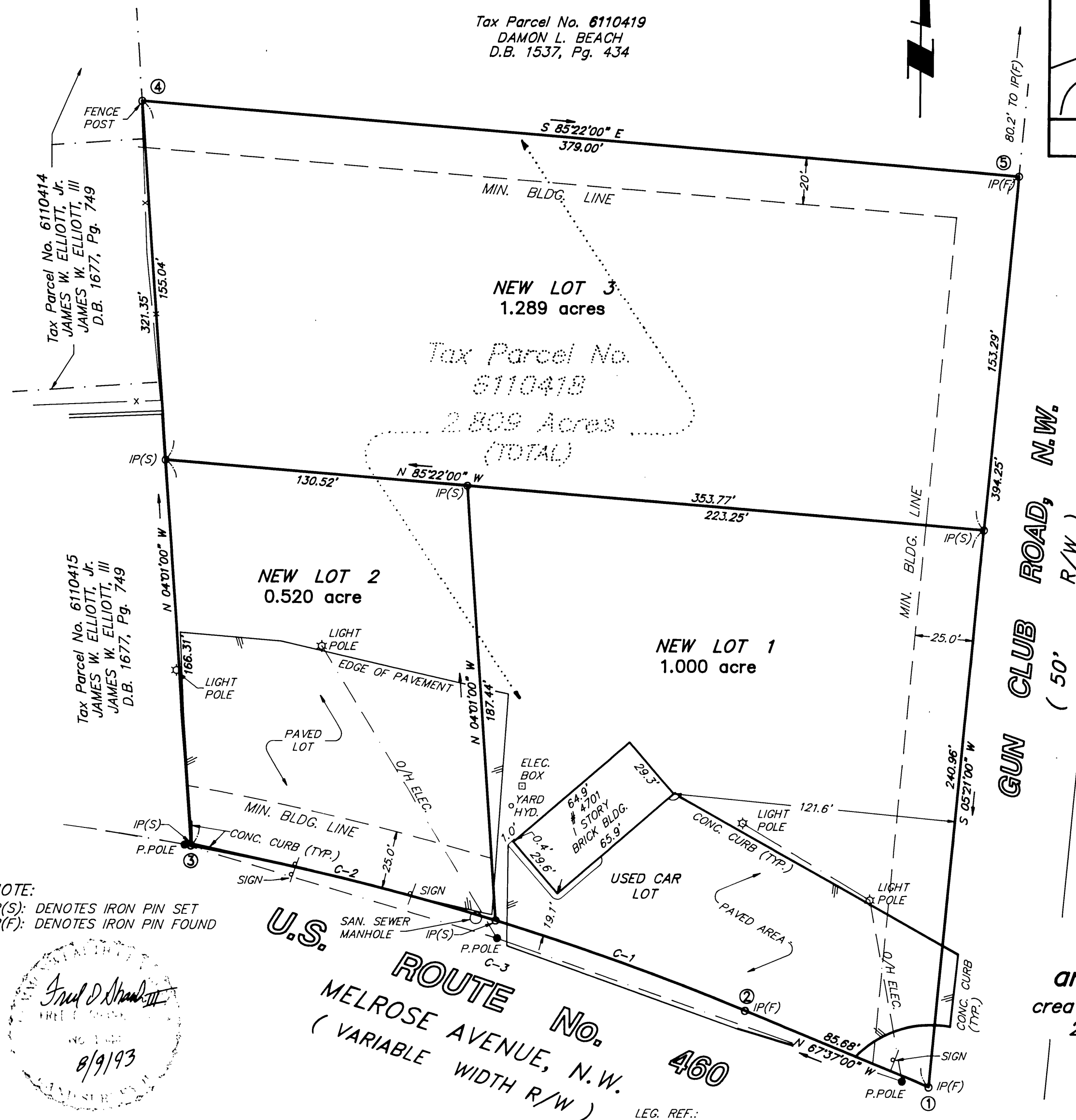
Charles M. Huffine 9/9/93
CITY ENGINEER DATE

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 September 9, 1993, AT 11:29 O'CLOCK A.M.

TESTEE: Arthur B. Cresson III, CLERK

Patty Humphrey
DEPUTY CLERK

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1175.92'	114.37'	57.23'	114.32'	N 70°24'10" W	05°34'20"
C-2	1175.92'	135.39'	67.77'	135.32'	N 76°29'15" W	06°35'48"
C-3	1175.92'	249.76'	125.35'	249.29'	N 73°42'04" W	12°10'09"



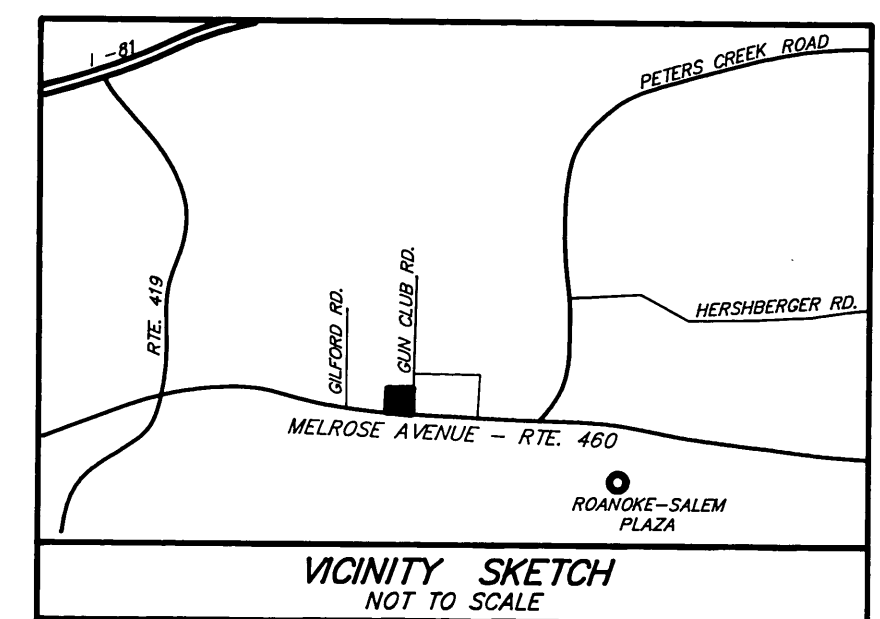
NOTE:
IP(S): DENOTES IRON PIN SET
IP(F): DENOTES IRON PIN FOUND

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

FRED O. SHANKS, III
Land Surveyor # 1544

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED



BOUNDARY COORDINATES	
1	N 3919.14 E 5164.76
2	N 3951.77 E 5085.53
3	N 4021.73 E 4846.26
4	N 4342.29 E 4823.76
5	N 4311.67 E 5201.52
1	N 3919.14 E 5164.76
BOUNDARY COORDINATES ARE BASED ON AN ASSUMED DATUM.	

AREA SUMMARY

NEW LOT 1: 1.000 Ac.
NEW LOT 2: 0.520 Ac.
NEW LOT 3: 1.289 Ac.
TOTAL 2.809 Acres

PLAT OF SURVEY SHOWING
the Subdivision of a 2.809 Acre
tract of land belonging to

JAMES W. ELLIOTT, Jr.
and JAMES W. ELLIOTT, III
creating hereon New Lots 1 (1.000 Ac.),
2 (0.520 Ac.) and 3 (1.289 Ac.)
situate adjacent to the
northwest corner of
MELROSE AVENUE, N.W. and
GUN CLUB ROAD, N.W.
City of ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
313 LUCK AVENUE
ROANOKE, VIRGINIA 24016
(703) 343-6685

DATE: 08/09/93 SCALE: 1" = 40'
C-1C: JRA DRAWN BY: CEG
CREW: HUBBARD F.B.: 91.05
CHECKED BY: FOA JOB NO.: 693050

LEG. REF.:
1. D.B. 1677, Pg. 749
2. D.B. 613, Pg. 513 (R.C.C.C.C.)
3. VDH PROJECT No. 1980-03
RIGHT-OF-WAY PLANS.

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF NOVEMBER 4, 1981 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE C AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 510130 0015 B.
- ALL LOTS IN THIS SUBDIVISION ARE CURRENTLY ZONED C-2.