THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD A. NEWCOMB AND DELAINE F. NEWCOMB ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.189 ACRE BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 9 TO 1 INCLUSIVE AND KNOW AS LOT 3 AND 5 FEET OF LOT 4, SECTION 1, MAP OF OREGON PARK, RECORDED IN P.B. 2, PG. 166 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY ALTON E. NEWCOMB AND DORIS B. NEWCOMB BY DEED DATED JULY 21, 1983 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1490, PAGE 335.

THAT DORIS B. NEWCOMB IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.567 ACRE BOUNDED BY OUTSIDE CORNERS 3 THRU 9 TO 3 INCLUSIVE AND KNOW AS 45 FEET OF LOT 4 AND ALL OF LOTS 5 AND 6, SECTION 1, MAP OF OREGON PARK, RECORDED IN P.B. 2, PG. 166 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY ALTON E. NEWCOMB AND DORIS B. NEWCOMB BY DEED DATED MARCH 4, 1991 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1635, PAGE 1423.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND VACATE THE OLD LOT LINES AS SHOWN HEREON AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

4/26/94 — RICHARD A. NEWCOMB, OWNER DATE, D.B. 1490, PG. 335

Delaine F. Newcomb 4/26/94 — DELAINE F. NEWCOMB, OWNER DATE, D.B. 1490, PG. 335

Doris B. Newcomb 4/25/94 — DORIS B. NEWCOMB, OWNER DATE, D.B. 1635, PG. 1423

STATE OF VIRGINIA
County OF Roanoke
TO WIT:

I, Margaret S. Conner, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD A. NEWCOMB AND DELAINE F. NEWCOMB, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 26TH DAY OF April, 1994.

MY COMMISSION EXPIRES: June 31, 1995

Margaret S. Conner
NOTARY PUBLIC

STATE OF VIRGINIA
County OF Roanoke
TO WIT:

I, Anna J. Spangler, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DORIS B. NEWCOMB, 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 April, 1994.

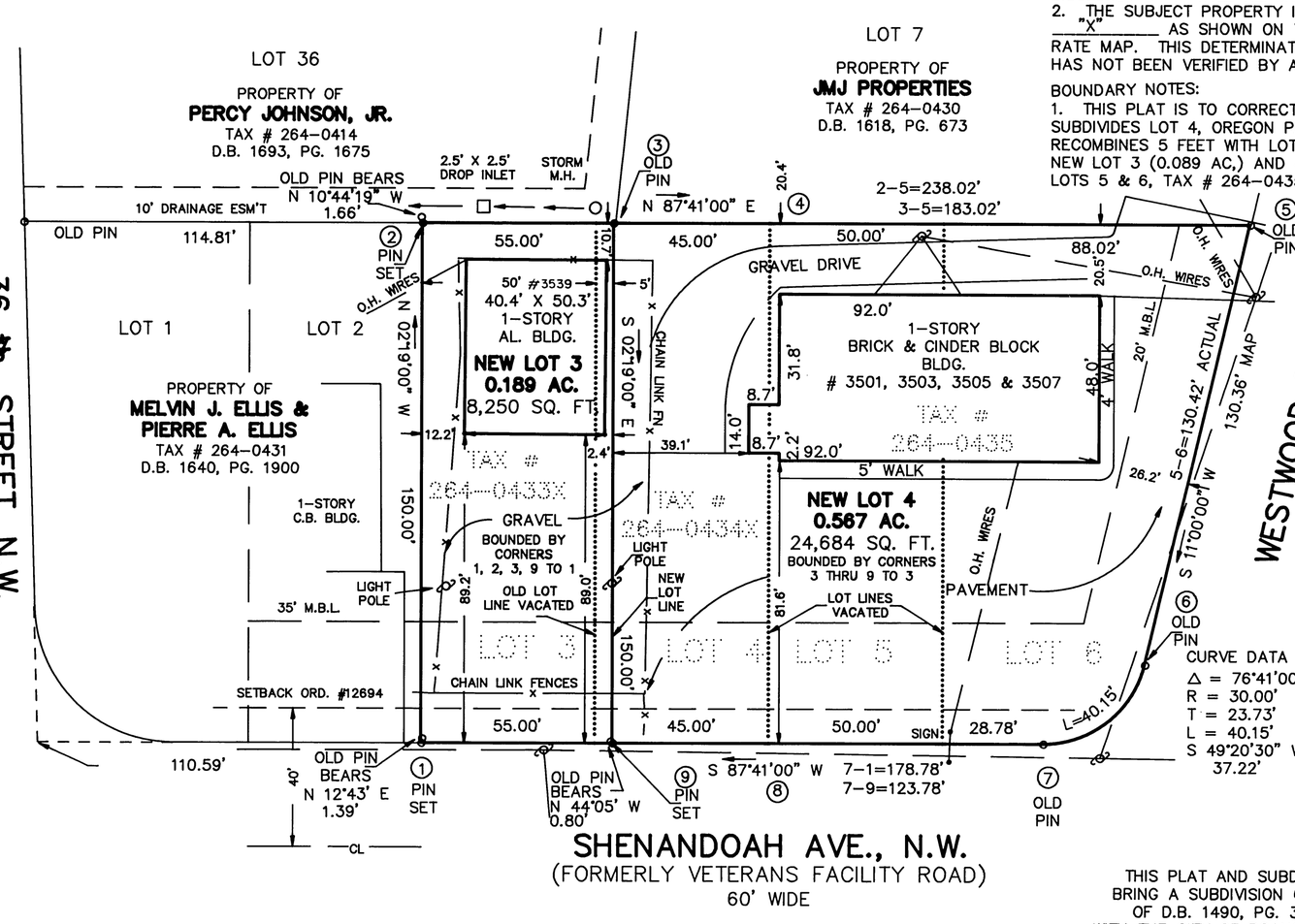
MY COMMISSION EXPIRES: 3/31/97

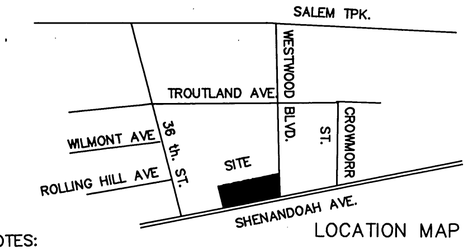
Anna J. Spangler
NOTARY PUBLIC

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 11:10 O'CLOCK A.M. ON THIS 2nd DAY OF June, 1994.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Lesta Testerman
DEPUTY CLERK





LOCATION MAP

GENERAL NOTES:
1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" 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.

BOUNDARY NOTES:
1. THIS PLAT IS TO CORRECT AN ILLEGAL SUBDIVISION AND SUBDIVIDES LOT 4, OREGON PARK, TAX # 264-0434X AND RECOMBINES 5 FEET WITH LOT 3, TAX # 264-0433X, TO CREATE NEW LOT 3 (0.089 AC,) AND 45 FEET OF LOT 4 WITH ALL OF LOTS 5 & 6, TAX # 264-0435 TO CREATE NEW LOT 4 (0.567 AC.)

CURVE DATA
Δ = 76°41'00"
R = 30.00'
T = 23.73'
L = 40.15'
S 49°20'30" W
37.22'

COORDINATES

CORNER	NORTHING	EASTING
1	2000.00	2000.00
2	2149.88	1993.94
3	2152.10	2048.89
4	2153.92	2093.85
5	2159.50	2231.76
6	2031.48	2206.88
7	2007.23	2178.64
8	2004.04	2099.92
9	2002.22	2054.96
1	2000.00	2000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

THIS PLAT AND SUBDIVISION IS PREPARED TO BRING A SUBDIVISION CREATED BY RECORDATION OF D.B. 1490, PG. 335 INTO CONFORMANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE.

APPROVED:

Edward F. Tucker 5/26/94
AGENT - CITY OF ROANOKE PLANNING COMMISSION — DATE

Charles M. Huffine 5/24/94
CITY ENGINEER - CITY OF ROANOKE — DATE

THIS RESUBDIVISION IS BASED ON A CURRENT FIELD SURVEY DESCRIPTIONS IN D.B. 1490, P.G 335 & D.B. 1635, PG. 1423.

John T. Parker 5/20/94
JOHN T. PARKER, L.S. — DATE

COMMONWEALTH OF VIRGINIA
JOHN T. PARKER
No. 1076
5/20/94
LAND SURVEYOR

40' 20' 0' 25' 50'
1" = 30'
GRAPHIC SCALE

PLAT OF SURVEY FOR

RICHARD A. & DELAINE F. NEWCOMB

AND

DORIS B. NEWCOMB

SHOWING THE REDIVISION OF LOTS 3, 4, 5 & 6
SECTION 1, OREGON PARK, P.B. 2, PG. 166
CREATING HEREON NEW LOT 3 (0.189 AC.) &
NEW LOT 4 (0.567 AC.)
SITUATE ON SHENANDOAH AVE., N.W. & WESTWOOD BLVD., N.W.
ROANOKE, VIRGINIA

TAX # 264-0433, 0434 & 0435
CALC: LRD
DRAWN: LRD/81
N.B. WW-116

SCALE: 1" = 30'
DATE: APRIL 13, 1994
W.O. 94-0395

TPP&S
ENGINEERS SURVEYORS PLANNERS
T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153