

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BEULAH M. McNUTT IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 7, 8, 9 TO 1 INCLUSIVE, CONTAINING 0.329 ACRE, BEING A PORTION OF ORIGINAL LOT 25, MAP OF EDGEWOOD, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN P.B. 1, PG. 122 AND KNOWN AS LOT 25A, SAID LOT WAS CONVEYED TO W. S. McNUTT (DECEASED) HUSBAND OF BEULAH M. McNUTT BY MARY C. GARMAN, ET ALS BY DEED DATED OCTOBER 6, 1927 AND RECORDED IN DEED BOOK 169, PAGE 312 IN THE ABOVE MENTIONED CLERK'S OFFICE.

THAT MARY M. ST.CLAIR IS THE FEE SIMPLE OWNER OF TWO PARCELS OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 3 THRU 7 TO 3 INCLUSIVE CONTAINING 0.297 ACRE, BEING A PORTION OF ORIGINAL LOT 25, MAP OF EDGEWOOD, KNOWN AS LOT 25B-1 A PORTION OF WHICH WAS CONVEYED TO MARY M. ST.CLAIR BY JAMES M. McNUTT, ET ALS BY DEED DATED NOVEMBER 1, 1962 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 703, PAGE 268 AND A PORTION OF WHICH WAS CONVEYED TO SAID OWNER BY OTIS MAYBELLE SPENCER RAMSEY BY DEED DATED DECEMBER 9, 1980 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1461, PAGE 226.

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 AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE AND VACATE LINE 3-7 AS SHOWN ON SAID PLAT AS REQUIRED BY SECTION 15.1-483.1 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Peggy M. St. Clair POA 6/21/94
BEULAH M. McNUTT, OWNER DATE
D.B. 169, PG. 312 (RKE CO)
BY PEGGY M. ST.CLAIR, A.K.A. MARY M. ST.CLAIR
POWER OF ATTORNEY FOR BEULAH U. McNUTT
D.B. 1500, PG. 1303 (RKE CITY)

Mary M. St. Clair 6/21/94
MARY M. ST.CLAIR, OWNER DATE
D.B. 703, PG. 268 (RKE CO)
D.B. 1461, PG. 226 (RKE CITY)

STATE OF VIRGINIA
County OF Roanoke
TO WIT:

I, Margaret S. Connor A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, PEGGY M. ST.CLAIR, WHO HAS THE POWER OF ATTORNEY FOR BEULAH M. McNUTT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND THIS 21st DAY OF June, 1994.

MY COMMISSION EXPIRES: June 30, 1995
Margaret S. Connor
NOTARY PUBLIC

STATE OF VIRGINIA
County OF Roanoke
TO WIT:

I, Margaret S. Connor A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, MARY M. ST.CLAIR, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND THIS 21st DAY OF June, 1994.

MY COMMISSION EXPIRES: June 30, 1995
Margaret S. Connor
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 1:50 O'CLOCK P.M. ON THIS 22nd DAY OF June, 1994.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Lena Testerman
DEPUTY CLERK

APPROVED: John T. Parker 6/22/94
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
Harold C. Schirmer 6/22/94
CITY ENGINEER - CITY OF ROANOKE DATE

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

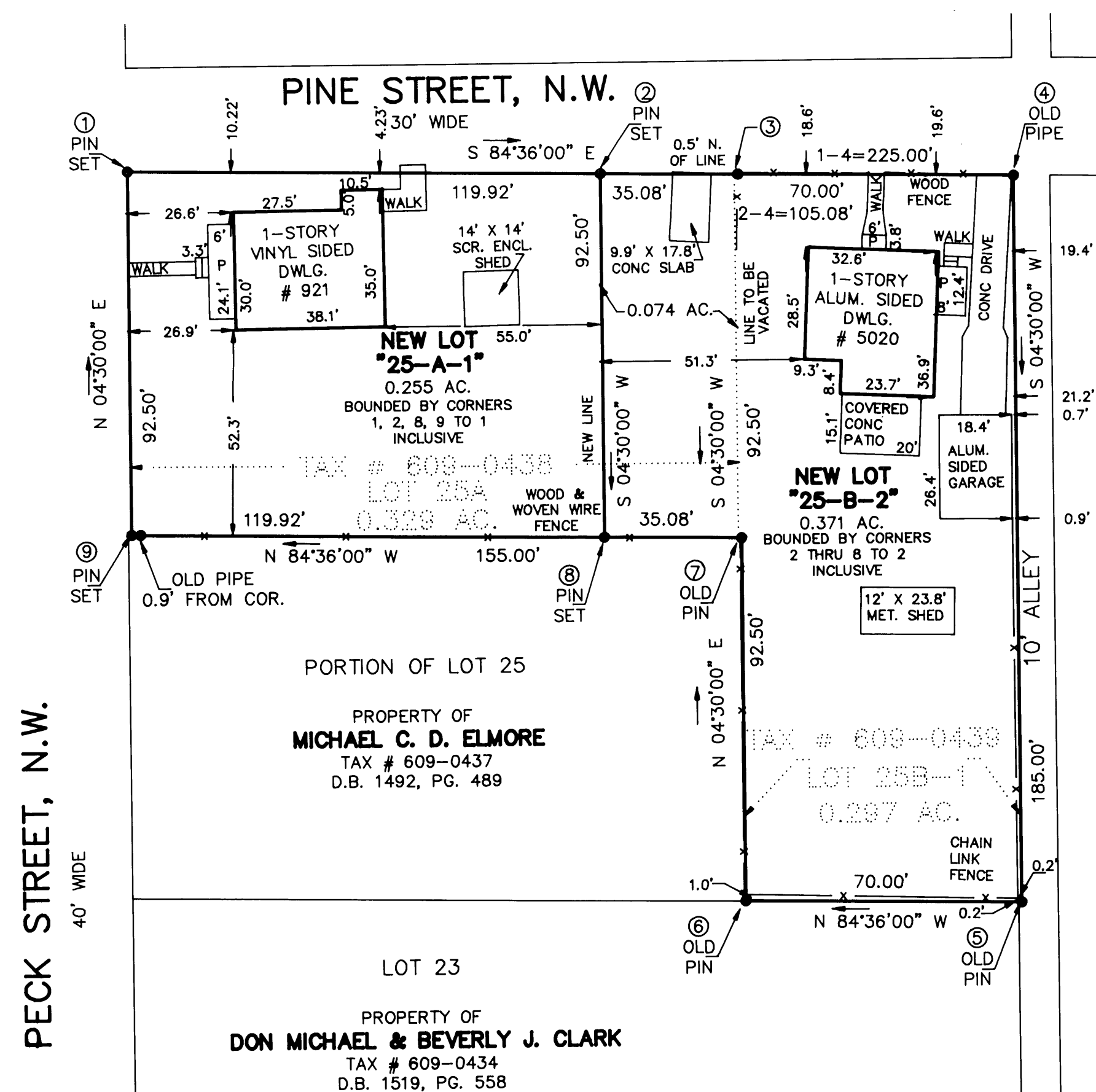
THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

NOTES:

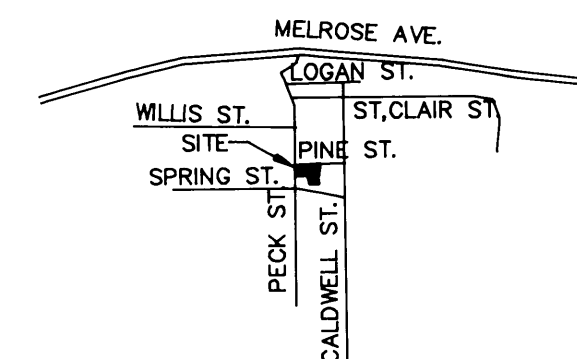
1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

BOUNDARY NOTES:

THIS PLAT REDIVIDES EXISTING TAX PARCEL NO. 609-0438, BEING LOT 25-A (A PORTION OF ORIGINAL LOT 25), MAP OF EDGEWOOD (0.329 AC.) AND COMBINES 0.074 AC. WITH TAX PARCEL NO. 609-0439 AND CREATES HEREON NEW LOT "25-A-1" (0.255 AC.) AND NEW LOT "25-B-2" (0.371 AC.).



MERIDIAN OF P.B. 1, PG. 122



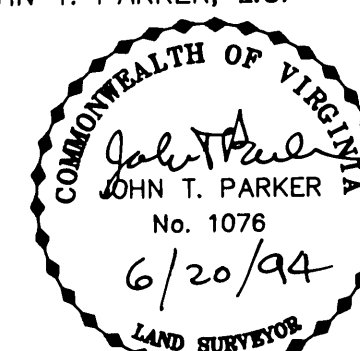
LOCATION MAP

COORDINATES		
CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	2988.71	3119.39
3	2985.41	3154.31
4	2978.83	3224.00
5	2794.40	3209.49
6	2800.98	3139.80
7	2893.20	3147.05
8	2896.50	3112.13
9	2907.79	2992.74
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

THIS SUBDIVISION IS BASED ON A CURRENT FIELD SURVEY, SEE DESCRIPTION IN D.B. 169, PG. 312 AND D.B. 703, PG. 268.

John T. Parker 6/20/94
JOHN T. PARKER, L.S. DATE



PLAT OF SURVEY FOR
BEULAH M. McNUTT & PEGGY M. ST.CLAIR

SHOWING THE REDIVISION OF LOT 25-A AND NEW LOT 25-B-1 BEING A PORTION OF ORIGINAL LOT 25 MAP OF EDGEWOOD, P.B. 1, PG. 122 CREATING HEREON NEW LOT "25-A-1" (0.255 AC.) & NEW LOT "25-B-2" (0.371 AC.) SITUATE ON PINE STREET, N.W. AND PECK STREET, N.W. ROANOKE, VIRGINIA

TAX # 609-0438, 0439 SCALE: 1" = 30'
CALC: LRD DATE: JUNE 17, 1994
DRAWN: LRD/86 W.O. 94-0838
N.B. G-141

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