

KNOW ALL MEN BY THESE PRESENTS, TO WIT. THAT ABRAM K. MILLER AND AUDREY F. MILLER ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 21 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED AUGUST 25, 1994, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1720, PAGE 1157, AND ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MARCH 11, 1995, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1734,

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND. AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PERSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNERS, ABRAM K. MILLER AND AUDREY F. MILLER, HEREBY DEDICATE TO THE CITY OF ROANOKE, VIRGINIA, SUCH PORTIONS OF THE PREMISES AS PLATTED HEREON SET APART FOR STREET WIDENING PUR-POSES AND ALL EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 26.74. DAY OF April , 1995.

PAGE 1143.

AUDREY F. MILLER. OWNER

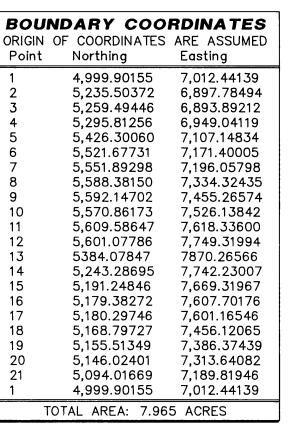
STATE OF VIRGINIA County OF ROANOKE

1, SAGA V. PRILAMAN __, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT ABRAM K. MILLER AND AUDREY F. MILLER, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED _ April 26 , 1995 PERSONALLY APPEARED BEFORE ME IN MY AFORESAID Coun Ty AND STATE AND ACKNOWLEDGED THE SAME ON THIS 2570 DAY OF _____, 1995.

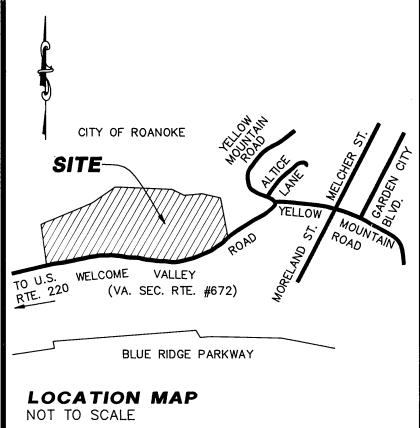
MY COMMISSION EXPIRES Tromary 31, 1999

NOTES:

- 1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2. IRON PINS HAVE BEEN SET AT ALL CORNERS (EXCEPT CORNERS 1, 4-9, AND 13-21), OR EXIST AS NOTED HEREON.
- 3. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. REFERENCE: FLOOD ZONE
- "X", COMMUNITY PANEL #5101300066D. THIS PLAT SUBDIVIDES TÄX #4510923 AND A PORTION OF TAX #4510916 CREATING NEW PARCEL 1, (5.000 ACRES), NEW PARCEL 2, (1.169 ACRES), NEW PARCEL 3, (0.480 ACRES), NEW PARCEL 4, (0.426 ACRES) AND NEW NEW PARCEL 5, (0.345 ACRES).
- 7. NEW PARCEL 1 HAS BEEN APPROVED BY THE GUIDELINES OF THE VIRGINIA DEPARTMENT OF HEALTH FOR A WELL SITE AND SEWAGE SYSTEM, SEE PERMIT #595-223-0008.
- SEE UNRECORDED MAP OF D. G. STATON PROPERTY BY C.B. MALCOLM DATED JUNE 24 TO JULY 1, 1952, REVISED APRIL 2, 1953 FOR THE ORIGINAL PROPERTY



SCALE: 1'' = 50'

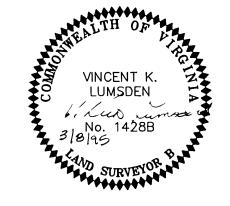


PARCEL 2 PARCEL 3 PARCEL 5 PROPOSED SIGHT DIS TANCE (TYP.)~ 10 DRIVEWAY (TYPICAL) / 250' 437' Welcome Valley Road, S.E. -22' ASPHALT ROAD-EXISTING DRAINAGE EXISTING DRAINAGE NEW DRAINAGE DRAINAGE EASEMENT DETAIL

APPROVED: AGENT, ROANOKE CITY PLANNING COMMISSION

Charles M Huffing ENGINEER, CITY OF ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON June 1 , 1995, AT <u>2:22</u> 0'CLOCK <u>P</u>.M. TESTEE: ARTHUR B. CRUSH, III



PLAT SHOWING THE SUBDIVISION OF THE PROPERTY OF

ABRAM K. MILLER & AUDREY F. MILLER

(DEED BOOK 1720, PAGE 1157) (DEED BOOK 1734, PAGE 1143)

CREATING HEREON NEW

PARCELS 1 THRU 5

(SEE NOTE #6)

AND HEREBY DEDICATING A (0.545 ACRE) PORTION TO THE CITY OF ROANOKE VIRGINIA FOR STREET WIDENING PURPOSES ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: MARCH 8, 1995

LUMSDEN ASSOCIATES, P.C. ENGINEERS - SURVEYORS - PLANNERS ROANOKE, VIRGINIA

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.

M.B. <u>1407</u>

COMM. # 95-051