

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT H. B. HODGES, JR. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1736, PAGE 110.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE. ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. THE PRIVATE DRAINAGE EASEMENT IS TO BE MAINTAINED BY LOT OWNER AND IS NOT TO BE THE RESPONSIBILITY OF THE CITY OF ROANOKE.

IN WITNESS WHEREON IS HEREBY PLACED THE FOLLOWING SIGNATURE &amp; SEAL:

BY: H. B. Hodges, Jr.  
H. B. HODGES, JR., OWNER

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, John R. McAden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT H. B. Hodges, Jr., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14 DAY OF June, 1995.

John R. McAden  
NOTARY PUBLIC

MY COMMISSION EXPIRES May 5, 1997

APPROVED:

Charles M. Huffine  
ENGINEER, CITY OF ROANOKE

6/26/95  
DATE

John R. McAden  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

6/26/95  
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3:25 O'CLOCK P.M. ON THIS 27 DAY OF JUNE, 1995, IN MAP BOOK 1, PAGE 1416.

BY: Rachy Chiles  
CLERK  
DEPUTY CLERK

## NOTES

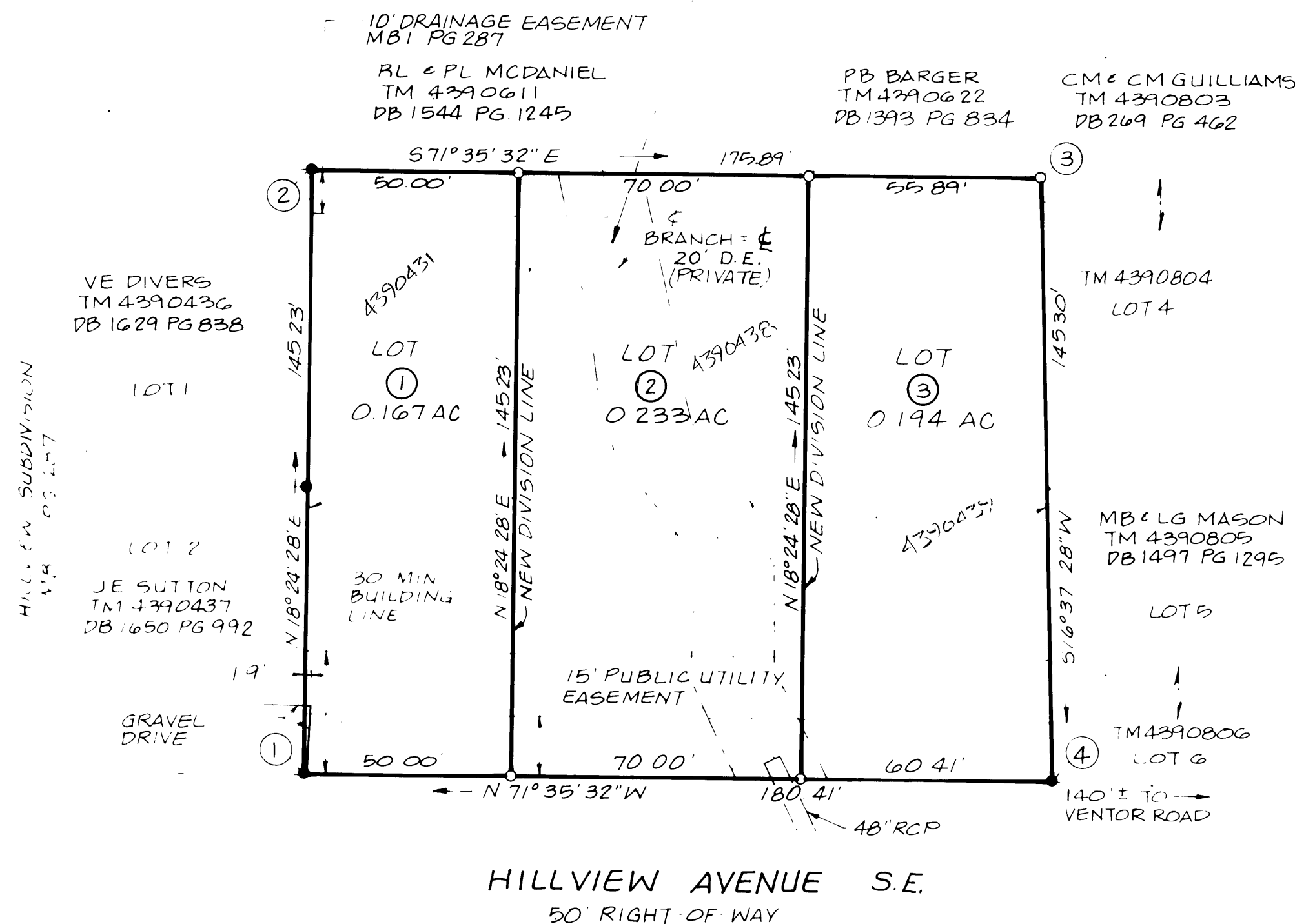
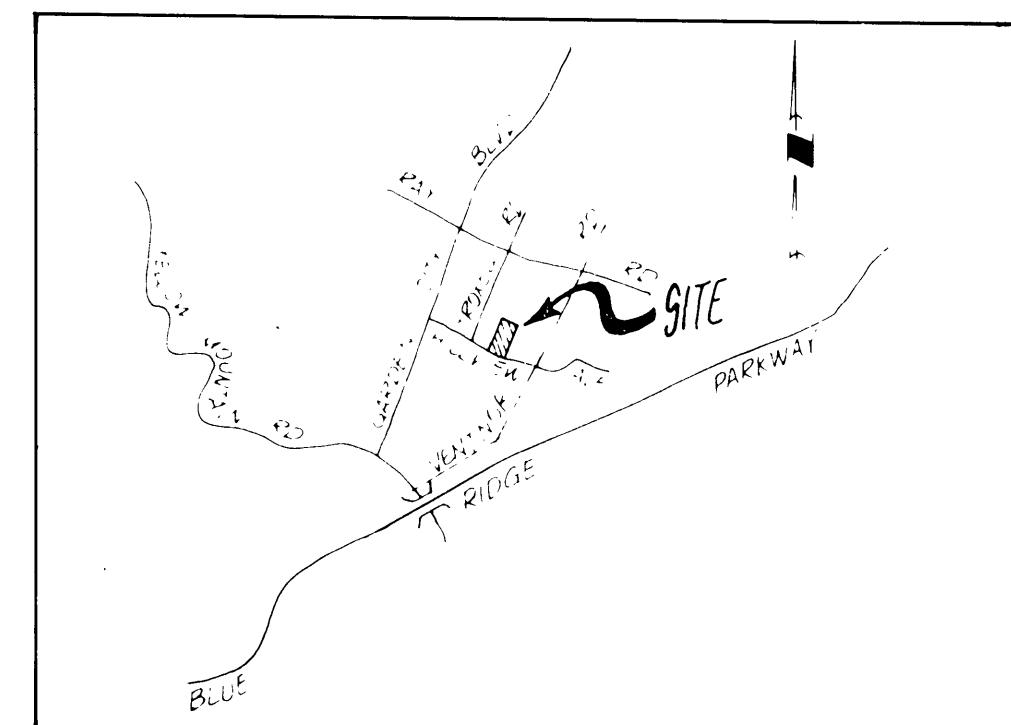
1. OWNER OF RECORD: H. B. HODGES, JR.
2. LEGAL REFERENCE: DEED BOOK 1736, PAGE 110
3. TAX MAP NUMBER: 4390431
4. NO TITLE REPORT FURNISHED
5. PROPERTY IS IN F.E.M.A. DEFINED UNSHADED ZONE X
6. CURRENTLY ZONED: RM-1

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAP 51161C00048, EFFECTIVE DATE 10/15/93.

CORNER	COORDINATE LIST	
	NORTHING	EASTING
1	2000 0000	4000 0000
2	2137.7990	4045 8604
3	2082.2569	4212 7507
4	1943 0303	4171.1808
1	2000 0000	4000 0000

NO CHANGES EFFECTING THE NATURAL DRAINAGE FLOW OF LOT 2 SHALL BE MADE WITHOUT THE APPROVAL OF THE CITY OF ROANOKE

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



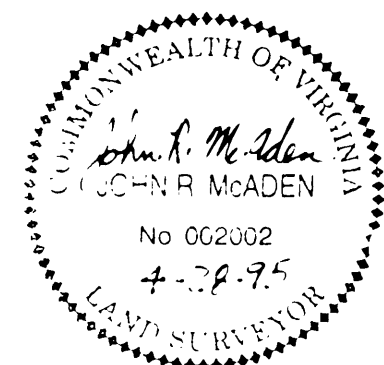
SCALE 1" = 30'  
MOUNTAIN VIEW HEIGHTS  
MB 1 PG 374

LEGEND	
●	IRON PIN SET
●	IRON PIN FOUND

SUBDIVISION PLAT FOR

H. B. HODGES, JR.

SHOWING THE SUBDIVISION OF  
A 0.594 ACRE TRACT SHOWN AS  
THE REMAINING PROPERTY OF  
K.D.M. ASSOCIATES IN  
MAP BOOK 1, PAGE 287  
CREATING HEREON LOT 1 (0.167 ACRE),  
LOT 2 (0.233 ACRE) & LOT 3 (0.194 ACRE)  
SITUATED ON HILLVIEW AVENUE S.E.  
CITY OF ROANOKE, VIRGINIA  
APRIL 28, 1995  
JOB NUMBER 95050



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden  
JOHN R. McADEN 002002

