

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 5 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 112.

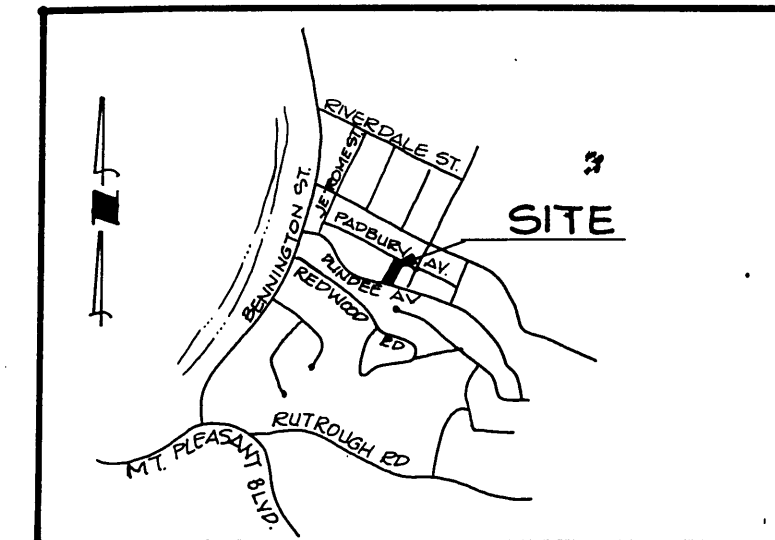
THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

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

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

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.



VICINITY MAP

COORDINATE LIST		
POINT	NORTHING	EASTING
1	3892.229	3668.107
2	4110.572	3775.782
3	4066.343	3865.469
4	3857.372	3762.416
5	3886.324	3682.261
1	3892.229	3668.107

NOTES

- OWNER OF RECORD: H. B. HODGES, JR.
- TAX MAP NUMBERS: 4440316 AND 4440317
- LEGAL REFERENCE: DEED BOOK 1736, PAGE 112
- NO TITLE REPORT FURNISHED.
- PROPERTY IS CURRENTLY ZONED RM-1.
- PROPERTY IS IN F.E.M.A. DEFINED UNSHADED ZONE X.

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Dawn M. Tooley, 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 4th DAY OF August, 1995.

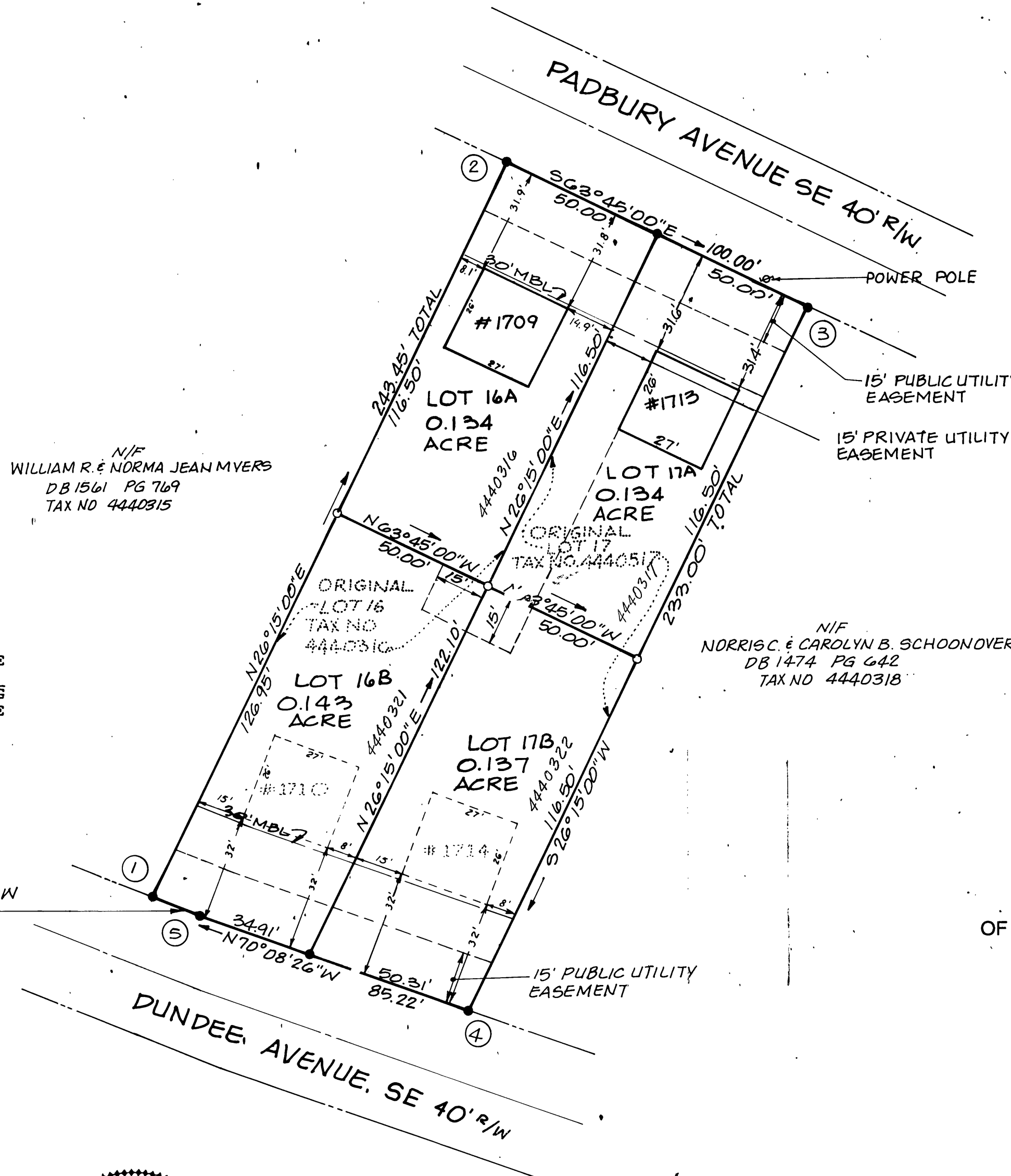
Dawn M. Tooley  
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 1999

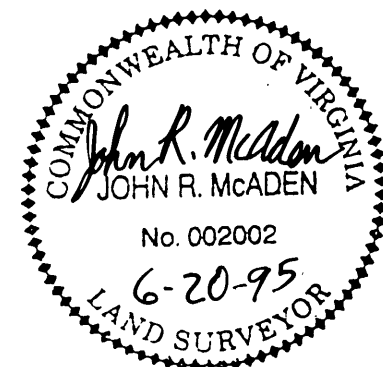
APPROVED:  
Charles M. Huffine 9-18-95  
ENGINEER, CITY OF ROANOKE DATE  
John R. McAden 9/18/95  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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 10:50 O'CLOCK A.M. ON THIS 19th DAY OF SEPT, 1995, IN MAP BOOK 1, PAGE 1440.

BY: Arthur B. Cuyler, III  
CLERK  
John R. McAden, D.P.



SUBDIVISION PLAT FOR  
**H. B. HODGES, JR.**  
SHOWING THE SUBDIVISION OF  
TWO TRACTS OF LAND  
ONE BEING A 0.277 ACRE TRACT  
AND THE OTHER A 0.271 ACRE TRACT  
FORMERLY LOTS 16 AND 17, BLOCK 6  
OF REVISED MAP OF WESTERLY PORTION OF RIVERDALE  
PLATBOOK 2 PAGE 83 (ROANOKE COUNTY)  
CREATING HEREON LOT 16A(0.134 ACRE)  
LOT 17A(0.134 ACRE), LOT 17B(0.137 ACRE)  
AND LOT 16B(0.143 ACRE)  
SITUATED BETWEEN PADBURY AVENUE, S.E.  
AND DUNDEE AVENUE, S.E.  
CITY OF ROANOKE, VIRGINIA  
JUNE 20, 1995  
JOB NUMBER 95094



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

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. SEE COMMUNITY PANEL 51161C0048 D, EFFECTIVE DATE OCTOBER 15, 1993.

