

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT E. GLENN MAYHEW AND DEBORAH E. MAYHEW ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 7 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1707, PAGE 1996.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS 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.

THE SAID OWNERS HEREBY DEDICATE 0.024 ACRE IN FEE SIMPLE TO AND VEST IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT FROM CORNERS 1 TO 1A TO 7A TO 7, SET APART FOR STREETS. ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON BY THE CITY COUNCIL OF THE CITY OF ROANOKE, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

E. Glenn Mayhew
E. GLENN MAYHEW, OWNER
Deborah E. Mayhew
DEBORAH E. MAYHEW, OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, WILLIAM W. BECKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT E. GLENN MAYHEW WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21 DAY OF SEPT, 1995.

William W. Becker
NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 30, 1997

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

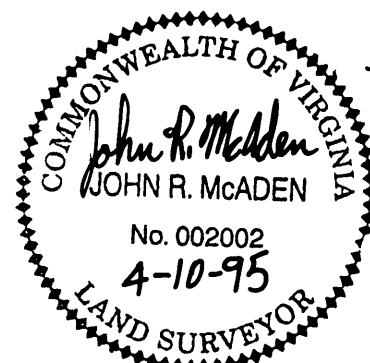
I, WILLIAM W. BECKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DEBORAH E. MAYHEW WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21 DAY OF SEPT, 1995.

William W. Becker
NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 30, 1997

APPROVED:
Philip C. Schirmer 11/3/95
ENGINEER, CITY OF ROANOKE DATE
John Thomas 11/3/95
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 4:06 O'CLOCK P.M. ON THIS 7th DAY OF NOVEMBER, 1995, IN MAP BOOK PAGE 1457.

BY: *Arthur B. Crum III*
CLERK
Arthur B. Crum III
DEPUTY CLERK



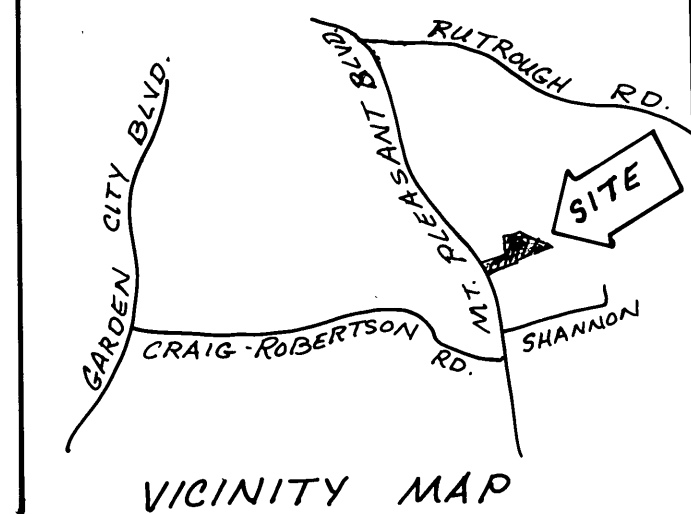
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 # 51161C0048D) EFFECTIVE DATE OCT. 15, 1993

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.



LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

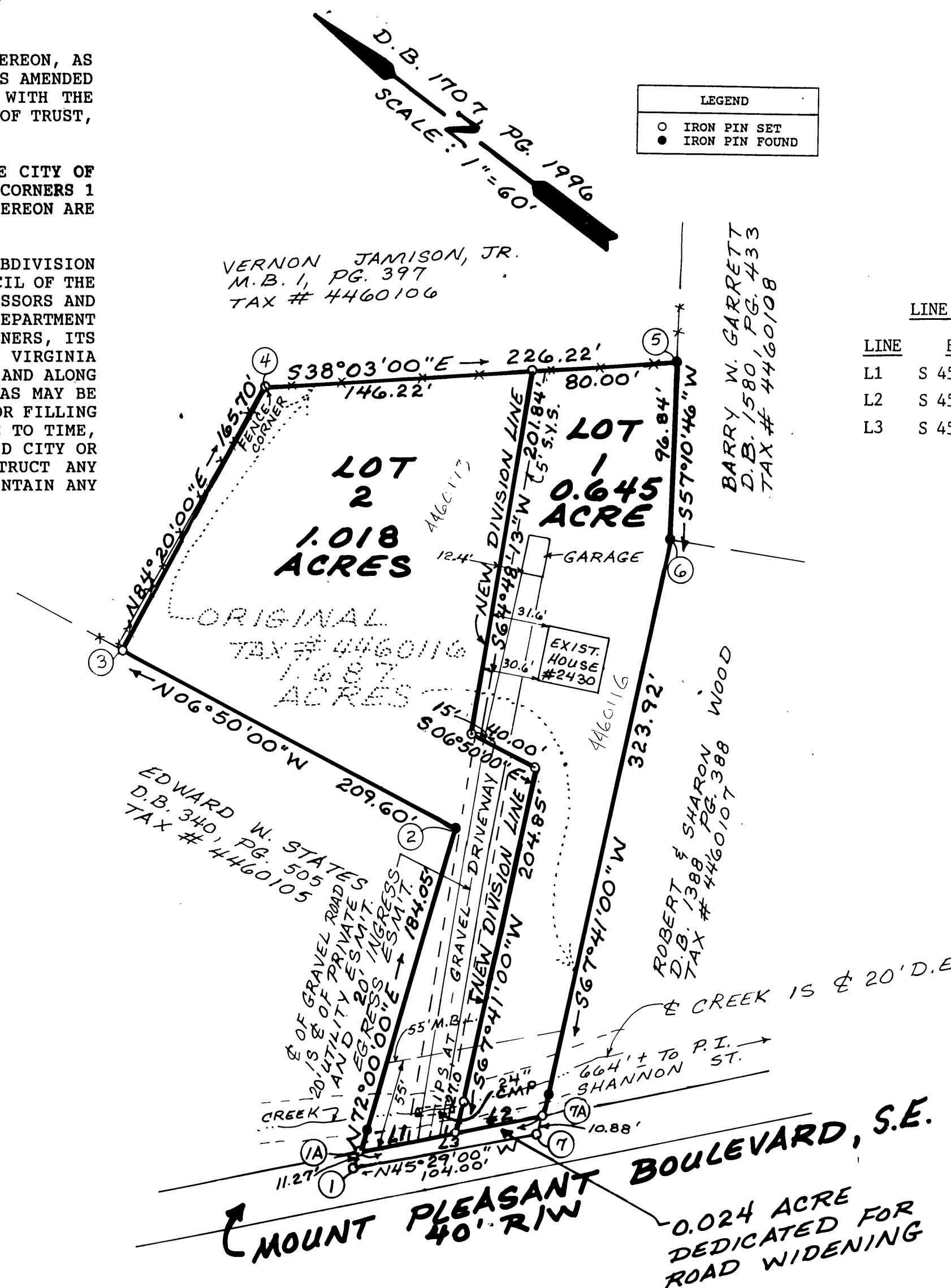
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°29'00" E	53.08'
L2	S 45°29'00" E	50.00'
L3	S 45°29'00" E	103.08'

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	5028.5797	10002.2477
2	5088.9377	10188.0106
3	5297.0673	10163.1927
4	5313.4287	10328.0830
5	5135.2865	10467.5134
6	5082.7956	10386.1278
7	4955.6636	10076.4045
1	5028.5797	10002.2477

NOTES

- OWNERS OF RECORDS: E. GLENN MAYHEW AND DEBORAH E. MAYHEW
- LEGAL REFERENCE: DEED BOOK 1707, PAGE 1996
- TAX MAP NUMBER: 4460116
- NO TITLE REPORT FURNISHED
- PROPERTY IS IN F.E.M.A. DEFIED UNSHADED ZONE X
- ZONED: RM-1



SUBDIVISION PLAT
FOR
E. GLENN MAYHEW
AND DEBORAH E. MAYHEW
SHOWING THE SUBDIVISION OF 1.687 ACRES
OWNED BY E. GLENN MAYHEW & DEBORAH E. MAYHEW
DEED BOOK 1701, PAGE 1996
SITUATED ON MOUNT PLEASANT BOULEVARD
0.024 ACRE DEDICATED TO HIGHWAY FOR RIGHT-OF-WAY
CREATING HEREON
LOT 1 (1.018 ACRES)
AND LOT 2 (0.645 ACRE)
CITY OF ROANOKE, VIRGINIA
MARCH 10, 1995
JOB NUMBER 9510022

