

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

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RONALD L. LUCAS AND JAMES R. HAGEE ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.699 ACRE BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 5, 6, 9, 10, 11 TO 1 INCLUSIVE AND KNOWN AS LOTS 1 THRU 7, BLOCK 13, LOTS 59 AND 60, BLOCK 12, A PORTION OF SHENANDOAH VALLEY AVE., N.E. (CLOSED) AND KANTER ROAD (CLOSED), MAP OF LAUREL TERRACE, P.B. 1, PGS. 358 & 359 AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY THE MARTHA LEE ESTES TRUST, BY DEED DATED APRIL 11, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1764, PAGE 267.

THAT RONALD LEE LUCAS T/A LUCAS CONSTRUCTION CO., IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 6, 7, 8, 9, TO 6 INCLUSIVE, CONTAINING 0.298 ACRE AND KNOWN AS LOTS 1 THRU 4, BLOCK 9, MAP OF LAUREL TERRACE, P.B. 1, PGS. 358 & 359 AND A PORTION OF SHENANDOAH VALLEY AVENUE, N.E. (CLOSED) AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY AMERICAN VALLEY INNS, INC., A VIRGINIA CORPORATION BY DEED DATED APRIL 9, 1987 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1559, PAGE 794 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED APRIL 23, 1987 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1559, PAGE 796 TO MARY E. RAINERO AND JACK V. PLACE, TRUSTEES, SECURING A NOTE TO CENTRAL FIDELITY BANK, BENEFICIARY.

THAT JAMES R. HAGEE, IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1, 1A, 1B, 2 TO 1 INCLUSIVE, CONTAINING 0.335 AC. AND KNOWN AS LOTS 54 THRU 58, BLOCK 12, MAP OF LAUREL TERRACE, P.B. 1, PG. 358 & 359 AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY JAMES R. HAGEE AND LAURA E. HAGEE BY DEED DATED MAY 23, 1989 AND RECORDED IN THE THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1607, PAGE 60.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNERS HEREBY VACATE THE OLD LOT LINES AS SHOWN HEREON AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT AND DEDICATE TO THE CITY OF ROANOKE CERTAIN AREAS SHOWN ON THIS PLAT AS SET APART FOR A 15' SANITARY SEWER EASEMENT, A 10' UTILITY EASEMENT AND A 15' WATER LINE EASEMENT.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Ronald L. Lucas 2/23/96 James R. Hagee
RONALD L. LUCAS DATE JAMES R. HAGEE DATE
OWNER OWNER
D.B. PG. D.B. PG. 2-24 96

Ronald L. Lucas 2/23/96 James R. Hagee
RONALD L. LUCAS DATE JAMES R. HAGEE DATE
T/A LUCAS CONSTR. CTION CO. OWNER
OWNER D.B. 1607, PG. 60 2-24 96
D.B. 1559, PG. 794

TRUSTEE D.B. 1559, PG. 796	CENTRAL FIDELITY BANK BENEFICIARY D.B. 1559, PG. 796
<u>Jack V. Place</u> 2-23-96 DATE	<u>Clyde T. Clark, Jr.</u> 2/23/96 DATE
AUTHORIZED AGENT, DATE	

STATE OF VIRGINIA
CITY OF Roanoke
TO WIT:

I, Virginia T. Sloan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RONALD L. LUCAS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF FEBRUARY, 1996.

MY COMMISSION EXPIRES: Virginia T. Sloan
12-31-99 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 12:02 O'CLOCK P.M. ON THIS 16 DAY OF May, 1996.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Arthur B. Crush, III
DEPUTY CLERK

CLOSED BY LRD

STATE OF VIRGINIA
CITY OF Roanoke
TO WIT:

I, Virginia T. Sloan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES R. HAGEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 24th DAY OF FEBRUARY, 1996.

MY COMMISSION EXPIRES: Virginia T. Sloan
12-31-99 NOTARY PUBLIC

STATE OF VIRGINIA
CITY OF Roanoke
TO WIT:

I, Virginia T. Sloan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES R. HAGEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 24th DAY OF FEBRUARY, 1996.

MY COMMISSION EXPIRES: Virginia T. Sloan
12-31-99 NOTARY PUBLIC

STATE OF VIRGINIA
CITY OF Roanoke
TO WIT:

I, Virginia T. Sloan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RONALD L. LUCAS T/A LUCAS CONSTRUCTION CO., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF FEBRUARY, 1996.

MY COMMISSION EXPIRES: Virginia T. Sloan
12-31-99 NOTARY PUBLIC

STATE OF VIRGINIA
County OF Roanoke
TO WIT:

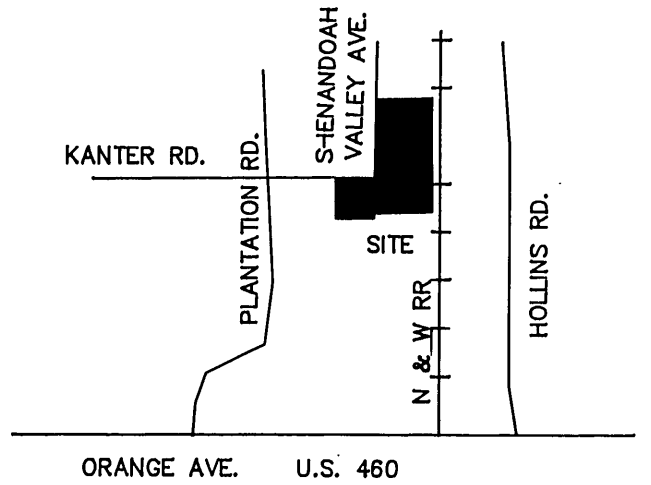
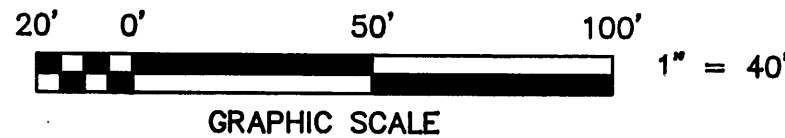
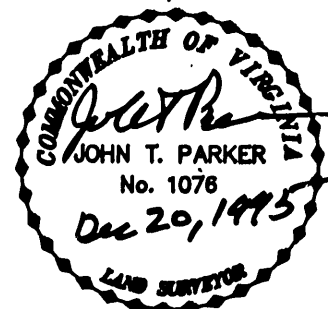
I, Katrina W. Ellis, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Jack V. Place TRUSTEE FOR CENTRAL FIDELITY BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF February, 1996.

MY COMMISSION EXPIRES: Katrina W. Ellis
7-31-98 NOTARY PUBLIC

APPROVED: John Thomas Russell 5/16/96
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
Charles M. Huffniss 5-16-96
CITY ENGINEER - CITY OF ROANOKE DATE

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY AND DESCRIPTIONS IN D.B. PG. D.B. 1559, PG. 794 & D.B. 1607, PG. 60.

John T. Parker Dec 20, 1995
JOHN T. PARKER, L.S. DATE



STATE OF VIRGINIA
CITY OF Roanoke
TO WIT:

I, Lori A. Cole, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Clyde T. Clark, Jr. AUTHORIZED AGENT FOR CENTRAL FIDELITY BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13th DAY OF FEBRUARY, 1996.

MY COMMISSION EXPIRES: Lori A. Cole
12/14/97 NOTARY PUBLIC

GENERAL 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. SEE MAP NO. 51161C0046 D EFFECTIVE OCT. 15, 1993.

BOUNDARY NOTES:

THIS PLAT RESUBDIVIDES TAX PARCELS NO. 312-0901, 312-0902 A PORTION OF 312-1302, 312-1303, 312-0304 AND A PORTION OF SHENANDOAH VALLEY AVE. (CLOSED) CREATING HEREON NEW TRACT "1-A" (0.648 AC.)

THIS PLAT RESUBDIVIDES TAX PARCELS NO. 312-1301, A PORTION 312-1302, 312-1211, 312-1212, 312-1213 AND KANTER RD. (CLOSED) CREATING HEREON NEW LOT "54-A" (0.684 AC.).

PLAT OF SURVEY FOR
RONALD L. LUCAS

AND

RONALD L. LUCAS & JAMES R. HAGEE

SHOWING THE RECOMBINATION OF LOTS 1 THRU 4, BLOCK 9, LOTS 54 THRU 60, BLOCK 12 AND LOTS 1 THRU 7, BLOCK 13, LAUREL TERRACE, P.B. 1, PGS. 358 & 359 A PORTION OF SHENANDOAH VALLEY AVE., N.E. (VACATED) AND A CERTAIN PARCEL OF LAND REFERRED TO AS "KANTER ROAD" (CLOSED)

CREATING HEREON NEW LOT "1-A" (0.648 AC.) AND NEW LOT "54-A" (0.684 AC.)

SITUATE ON KANTER RD., N.E. & SHENANDOAH VALLEY AVE., N.E. ROANOKE, VIRGINIA



TPP&S T. P. PARKER & SON
818 Boulevard
Post Office Box 39
Salem, Virginia 24153

TAX # 312-0901, 0902, 1211, 1212 1213, 1301, 1302, 1303, 1304
CALC: LRD
DRAWN: LRD/121

SCALE: 1" = 40'
DATE: DECEMBER 20, 1995
N.B. JR-112
W.O. 95-1213

SHEET 1 OF 2