

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE ESTATE OF LOUISE MORGAN KLOUS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS ALL OF LOT 6 AND THE SOUTHERLY PORTION OF LOT 5, BLOCK B, SHERWOOD FOREST RECORDED IN DEED BOOK 523, PAGE 389 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, BOUNDED BY OUTSIDE CORNERS 6 THRU 15 TO 6 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY JAMES B. MORGAN BY DEED DATED NOVEMBER 28, 1956 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 998, PAGE 42.

THAT THE ESTATE OF LOUISE MORGAN KLOUS IS THE FEE SIMPLE OWNER OF TWO PARCELS OF LAND SHOWN HEREON KNOWN AS THE NORTHERLY PART OF ORIGINAL LOT 5 AND ALL OF LOT 3 AND LOT 4 BLOCK B, SHERWOOD FOREST, BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 5, 6, 7, 14A, 15, 16, 17, 18, 19 TO 1 INCLUSIVE AND BEING ALL OF THE PROPERTY DEVISED TO SAID OWNER UNDER THE WILL OF JAMES B. MORGAN DATED NOVEMBER 29, 1956 AND RECORDED IN THE AFORESAID CLERK'S OFFICE WILL BOOK 22, PAGE 64.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED AND COMBINED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS 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 AND VACATES THE OLD LOT LINES 6-15 AND 9-13 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.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

T. L. Plunkett, Jr. 7-22-96
T. L. PLUNKETT, JR. DATE
EXECUTOR FOR THE ESTATE OF LOUISE MORGAN KLOUS
D.B. 998, PG. 42
W.B. 22, PG. 64

STATE OF VIRGINIA
County OF Roanoke
TO WIT:

I, MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT T. P. PLUNKETT, JR., EXECUTOR FOR THE ESTATE OF LOUISE MORGAN KLOUS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 22nd DAY OF July, 1996.

MY COMMISSION EXPIRES:
JUNE 30, 1999
Margaret S. Conner
NOTARY PUBLIC

APPROVED:
John Thomas Samelli 7/25/96
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
Phyllis Schurman 7/25/96
CITY ENGINEER - CITY OF DATE
ROANOKE

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 10:25 O'CLOCK A.M. ON THIS 9 DAY OF September, 1996.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Kathy McMillan
DEPUTY CLERK

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

REFERENCE MAPS:

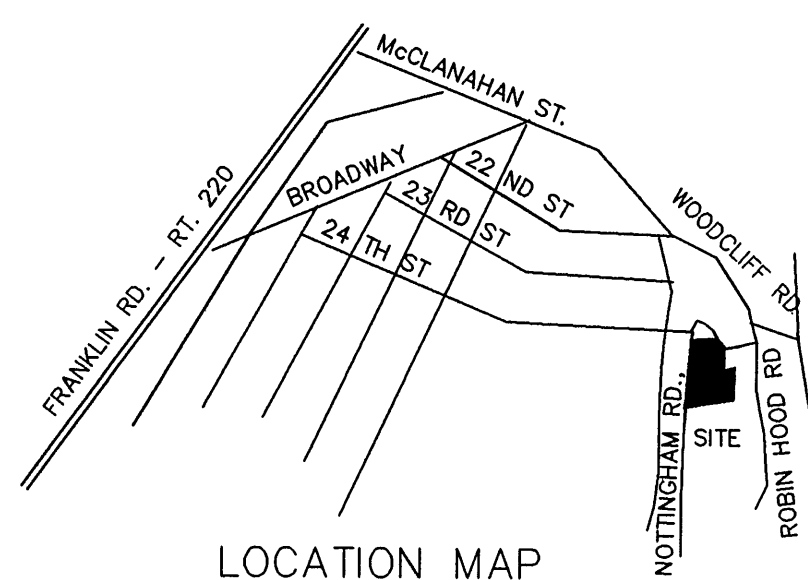
1. SURVEY SHOWING PROPERTY BEING CONVEYED TO JAMES B. MORGAN BY C.B. MALCOLM, S.C.E. DATED NOV 10, 1949 AND RECORDED IN D.B. 808, PG. 279.
2. MAP OF SHERWOOD FOREST BY ALLEN J. SAVILLE INC. DATED AUGUST 1927 AND RECORDED IN D.B. 713, PG. 356.

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
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.

BOUNDARY NOTES:

THIS PLAT RESUBDIVIDES ALL OF LOT 4, ALL OF LOT 6 AND A PORTION OF LOT 5, EXISTING TAX PARCEL 408-0804 (0.950 ACRE) AND CREATES HEREON NEW LOT "4-A" (0.399 ACRE) AND NEW LOT "6-A" (0.551 ACRE).



LOCATION MAP

NO SCALE

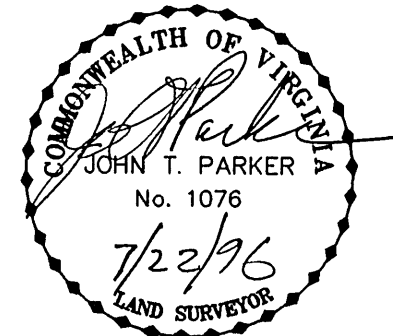
COORDINATES

CORNER	NORTHING	EASTING
4	5226.07	5046.30
5	5176.51	5080.75
6	5113.07	5051.16
7	5083.53	5045.07
8	5038.15	5109.13
9	5024.69	5102.54
10	4955.10	5068.43
11	4989.40	4875.58
12	5045.74	4892.89
13	5064.79	4901.50
14	5082.58	4909.52
14A	5111.12	4919.27
15	5141.07	4923.46
16	5169.61	4922.13
17	5209.24	4916.69
18	5215.58	4915.93
19	5262.88	4917.10
4	5226.07	5046.30

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. THE ESTATE OF LOUISE MORGAN KLOUS IS THE OWNER OF RECORD, SEE D.B. 998, PG. 42, D.B. 625, PG. 420 & 617, PG. 231.

John T. Parker 7/22/96
JOHN T. PARKER, L.S. DATE



RESUBDIVISION FOR
ESTATE OF LOUISE MORGAN KLOUS

SHOWING THE RESUBDIVISION OF LOTS 4 & 6 AND A PORTION OF LOT 5 BLOCK B, SHERWOOD FOREST, D.B. 713, PG. 356 CREATING HEREON NEW LOT "4A" (0.399 ACRE) AND NEW LOT "6A" (0.551 ACRE) SITUATE ON NOTTINGHAM ROAD, S.E. AND ROBIN HOOD ROAD, S.E. ROANOKE VIRGINIA

TAX # 408-0803
CALC: LRD
DRAWN: LRD/134
N.B. JR-156
SCALE: 1" = 30'
DATE: JULY 3, 1996
W.O. 96-0615

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