

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DAN'S HOME IMPROVEMENT, INC., A VIRGINIA CORPORATION IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 10 TO 1, INCLUSIVE WHICH COMPRISES AND BEING ALL THE PROPERTY CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1750 PAGE 1786

THE SAID OWNER HEREBY CERTIFY THAT THE SUBDIVISION OF LAND SHOWN HEREON IS DONE 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, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF ROANOKE VIRGINIA ALL EASEMENTS AND PORTIONS OF PROPERTY AS SET APART ON THIS PLAT FOR STREET PURPOSES. (LOCUST GROVE CIRCLE, N.E.)

NOTE:

PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN FLOOD HAZARD AREA ZONE AE AND FLOOD INSURANCE ZONE "X" SO DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 51161C0046D, EFFECTIVE DATE OCTOBER 15, 1993.

PROPERTY IS ZONED RM1

LEGEND:

S.S.E.= SANITARY SEWER EASEMENT
S.D.E.= STORM DRAIN EASEMENT
M.B.L.= MINIMUM BUILDING LINE
P.U.E.= PUBLIC UTILITY EASEMENT

BOUNDARY DATA

POINT	NORTH	EAST
1	5000.000	5000.000
2	4766.699	4822.809
3	4442.209	4576.061
4	4423.556	4544.142
5	4669.342	4300.775
6	4769.587	4419.831
7	500.000	5000.000
8	4971.210	4572.952
9	4991.288	4548.421
10	5224.633	4754.021
1	5000.016	5000.008

BOUNDARY CONTAINS 6.385 ACRES
ORIGIN ASSUMED

WITNESS THE FOLLOWING SIGNATURE

Danny L. Billings
DANNY L. BILLINGS, PRESIDENT OF
DAN'S HOME IMPROVEMENT, INC.

STATE OF VIRGINIA TO WIT:
COUNTY OF ROANOKE

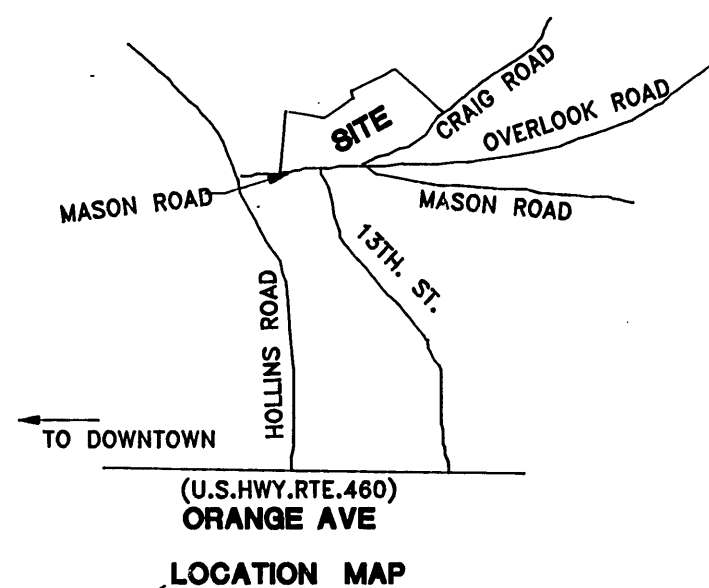
I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT DANNY L. BILLINGS, PRESIDENT OF DAN'S HOME IMPROVEMENT, INC. HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 13TH DAY OF SEPT 1996.

David A. Bess OCT. 31, 1998
NOTARY PUBLIC MY COMMISSION EXPIRES

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED TO RECORD AT 3:40 O'CLOCK PM ON THIS THE 26th DAY OF September 1996.

TESTE: ARTHUR B. CRUSH III, CLERK

BY: Arthur B. Crush III
DEPUTY CLERK



I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jack G. Bess

APPROVED:

Charles M. Huffer
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

John Thomas Bess
AGENT TO PLANNING COMMISSION, CITY OF ROANOKE

9-25-96

DATE

9/25/96

DATE

SHEET 1 OF 2 SHEETS
PLAT OF SUBDIVISION OF
LOCUST GROVE

PROPERTY OF DAN'S HOME IMPROVEMENT, INC.

ROANOKE, VIRGINIA
JUNE 18, 1996 SCALE: 1"=50'

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR

