

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BARRY J. ST. JOHN IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6 TO 1 INCLUSIVE AND BEING A PART OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1611, PG 1381.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART AS EASEMENT OR OTHER PUBLIC USE. (0.808 ACRES IN JOHNSBURY COURT N.E.)

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Barry J. St. John 1-24-96
BARRY J. ST. JOHN DATE

STATE OF VIRGINIA

City of Roanoke TO WIT:

Lisa Mowbray Cooper A NOTARY PUBLIC

IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT BARRY J. ST JOHN 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 January 1996

MY COMMISSION EXPIRES:

July 31, 1999 Lisa Mowbray Cooper
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT

4:14 O'CLOCK P.M. ON THIS 27th DAY OF MARCH 1996

TESTE: Arthur B. Crouch, III
CLERK Charles R. McMurry, C.E.

LEGEND:

- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.L. MINIMUM BUILDING LINE

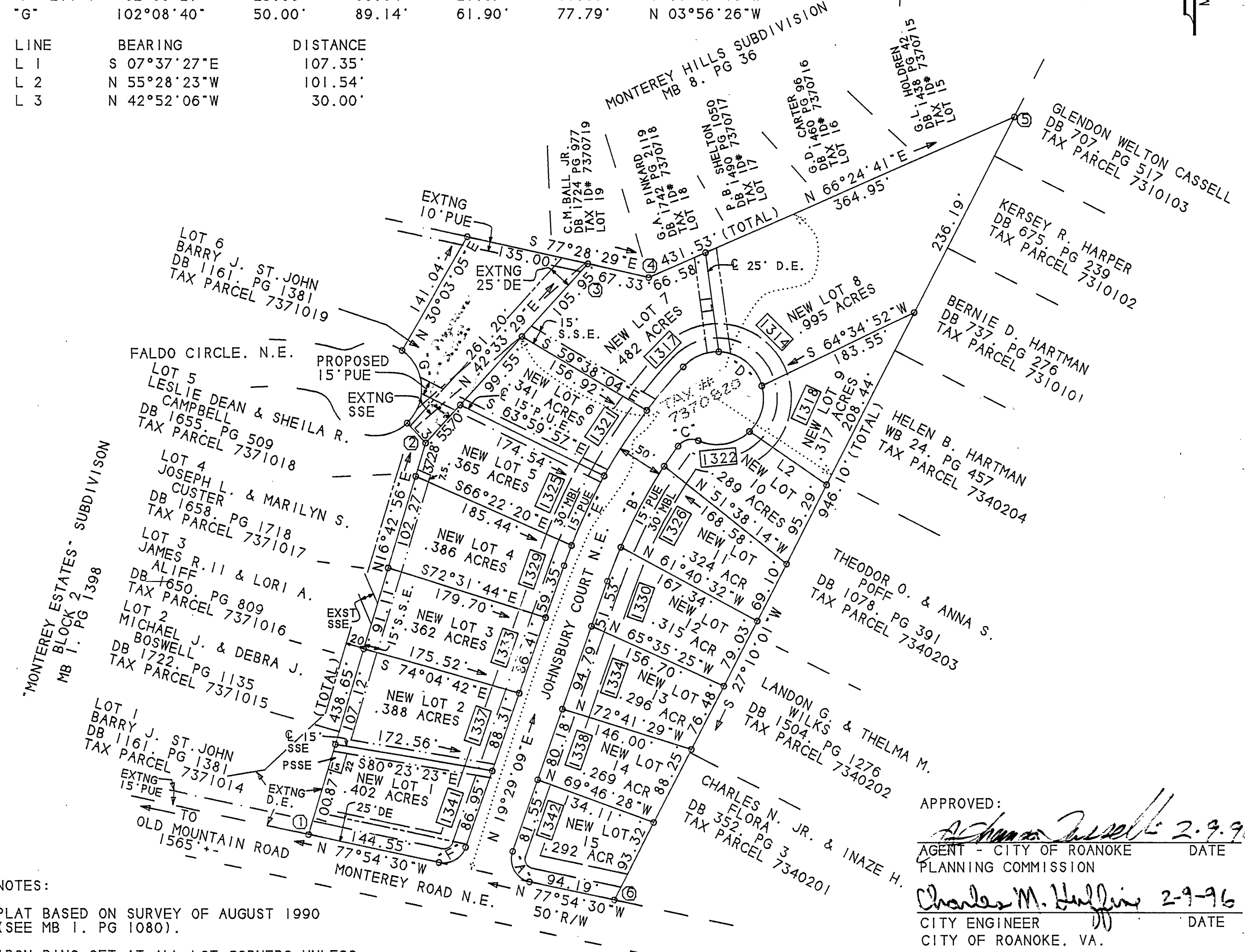
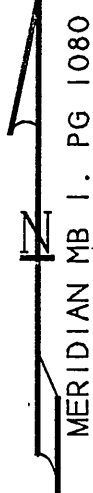
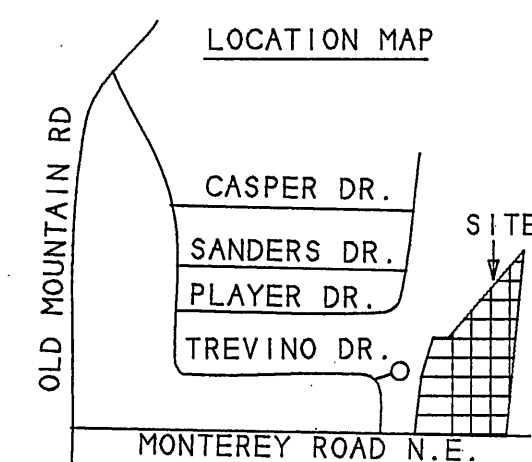
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5065.6659	5458.5851
2	5485.7806	5584.7494
3	5678.1785	5761.4088
4	5663.5766	5827.1364
5	5836.2598	6222.6067
6	4994.5320	5790.6311
7	5065.6659	5458.5851
1	5065.6659	5458.5851

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

Charles R. McMurry 1-16-96
CHARLES R. MCMURRY: CLS 926 DATE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
"A" LOT 15	97°23'39"	25.00'	42.50'	28.45'	37.56'	N 29°12'41"W
"B" LOT 12	03°53'40"	575.00'	39.08'	19.55'	39.08'	N 21°25'59"E
LOT 11	09°49'27"	575.00'	98.59'	49.42'	98.47'	N 28°17'32"E
LOT 10	02°37'01"	575.00'	26.26'	13.13'	26.26'	N 34°30'46"E
"C" LOT 10	77°59'54"	18.00'	24.50'	14.58'	22.66'	N 74°49'14"E
"D" LOT 10	68°24'24"	50.00'	59.70'	33.98'	56.21'	N 79°36'59"E
LOT 9	61°04'27"	50.00'	53.30'	29.50'	50.81'	N 14°52'34"E
LOT 8	72°33'27"	50.00'	63.32'	36.70'	59.17'	N 51°56'23"W
LOT 7	49°19'03"	50.00'	43.04'	22.95'	41.72'	S 67°07'22"W
"E" LOT 7	05°34'30"	625.00'	60.81'	30.43'	60.79'	S 39°40'35"W
LOT 6	07°43'00"	625.00'	84.18'	42.15'	84.11'	S 33°01'50"W
LOT 5	07°34'09"	625.00'	82.57'	41.34'	82.51'	S 25°23'15"W
LOT 4	02°07'01"	625.00'	23.09'	11.55'	23.09'	S 20°32'40"W
"F" LOT 1	82°36'21"	25.00'	36.04'	21.97'	33.00'	S 60°47'19"W
"G"	102°08'40"	50.00'	89.14'	61.90'	77.79'	N 03°56'26"W
LINE	BEARING	DISTANCE				
L 1	S 07°37'27"E	107.35'				
L 2	N 55°28'23"W	101.54'				
L 3	N 42°52'06"W	30.00'				

THIS IS AN ORIGINAL PLAT AND HAS NOT BEEN REDUCED.



NOTES:

- PLAT BASED ON SURVEY OF AUGUST 1990 (SEE MB 1, PG 1080).
- IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED AS SHOWN ON MB 1, PG 1080.
- PROPERTY ZONED RS3.
- THIS TRACT IS SHOWN AS BEING ENTIRELY WITHIN ZONE X ON F.E.M.A. MAPS WHICH ZONE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. (COMMUNITY PANEL NO. 5116-1C-0028D).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- ALL EXISTING EASEMENTS SHOWN HEREON RECORDED MB 1 PG 1399.
- THIS PLAT SHOWS THE SUBDIVISION OF TAX PARCEL #7370820.
- ALL EASEMENTS SHOWN WITHIN TAX PARCEL# 7370820 ARE HEREBY BEING CREATED.

APPROVED: Charles M. McMurry 2-9-96
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
Charles M. McMurry 2-9-96
CITY ENGINEER DATE
CITY OF ROANOKE, VA.

PLAT OF THE PROPERTY OF
BARRY J. ST. JOHN
SHOWING THE SUBDIVISION OF
DB 1611, PG 1381; MB 1, PG 1399
CREATING SECTION 2
MONTEREY ESTATES SUBDIVISION
BEING LOTS 1-15
SITUATED ON MONTEREY ROAD N.E.
ROANOKE-VIRGINIA
SCALE 1"=100' JANUARY 16, 1996
CHARLES R. MCMURRY-CERTIFIED LAND SURVEYOR
DALEVILLE, VIRGINIA 24083-0097