

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GARY L. JOHNS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.896 ACRE BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 5, 6, 7, 8 TO 1 INCLUSIVE AND KNOWN AS LOT 22 AND LOT 23, BLOCK 3, FLORALAND, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 1, PAGES 302 AND 303 AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY MARY E. FISHER BY DEED DATED OCTOBER 1, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1774, PAGE 1445.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH HER 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 SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

Gary L. Johns 10-3-96
GARY L. JOHNS, OWNER DATE
D.B. 1774, PG. 1445

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 GARY L. JOHNS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 3rd DAY OF OCTOBER, 1996.

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

- LEGEND.
- M.B.L.=MINIMUM BUILDING LINE
 - OHW=OVERHEAD WIRE
 - FND=FOUND
 - S/W=SIDEWALK
 - X--=EXISTING FENCE
 - W=WATER VALVE
 - CONC=CONCRETE
 - ⊙=TREE

BOUNDARY NOTES:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 228-0421 BEING ORIGINAL LOT 22, BLOCK 3, FLORALAND AND EXISTING TAX PARCEL NO. 226-0916 BEING ORIGINAL LOT 23, BLOCK 3, FLORALAND AND CREATES HEREON LOT 22-A (0.224 AC.), LOT 22-B (0.224 AC.), LOT 23-A (0.224 AC.) AND LOT 23-B (0.224 AC.).

REFERENCE MAPS:

1. SURVEY FOR MARY E. FISHER BY JACK G. BESS, C.L.S. DATED MAY 28, 1993 AND RECORDED IN CITY OF ROANOKE IN D.B. 1685, PG. 1951.
2. SURVEY OF FLORALAND BY W. LOFTON SMITH, S.C.P.C.E. DATED AUG. 11, 1923 AND RECORDED IN ROANOKE COUNTY IN P.B. 1, PGS. 302 & 303.

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 4:00 O'CLOCK P.M. ON THIS 16th DAY OF October, 1996.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Sena Testerman
DEPUTY CLERK

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

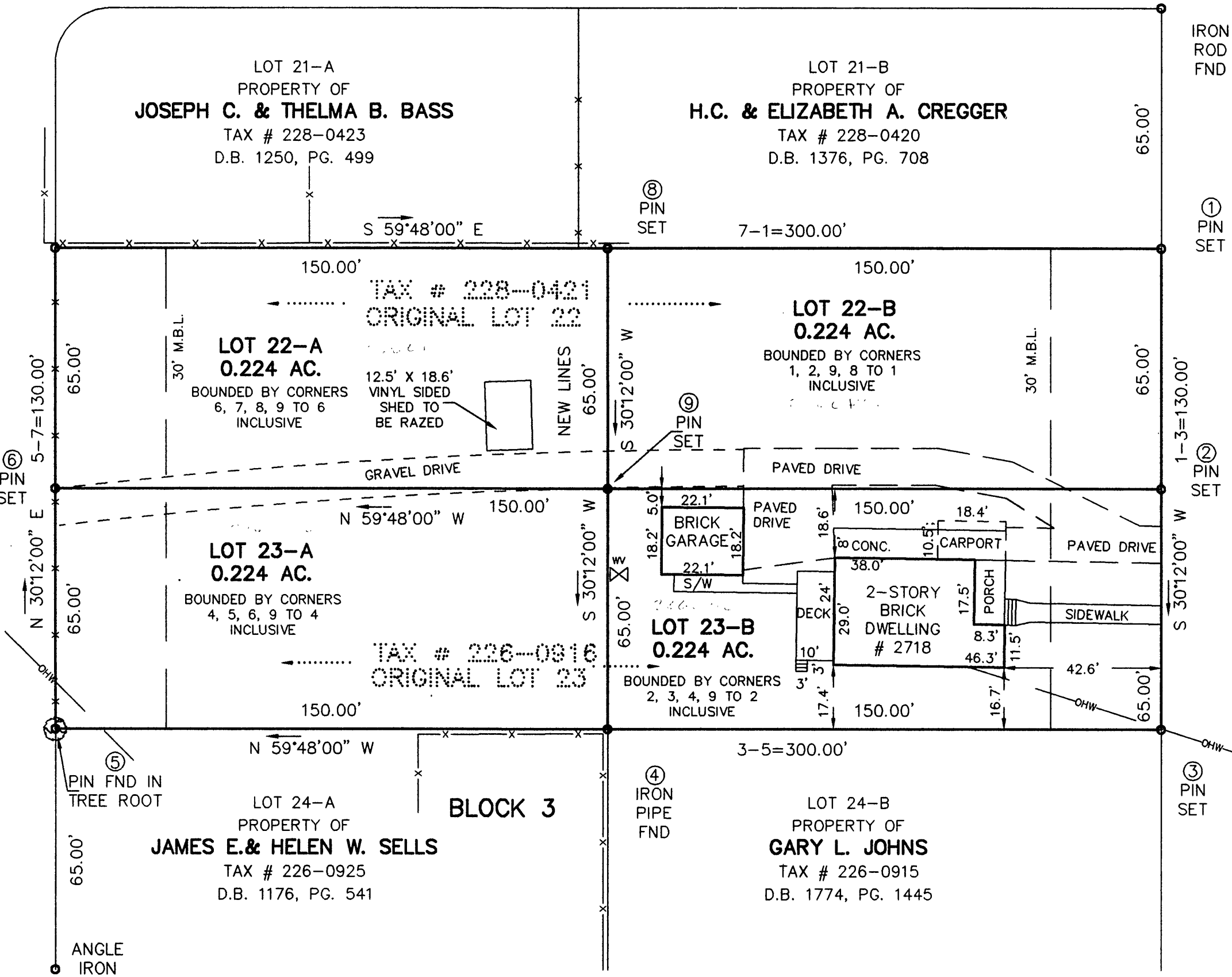
GENERAL NOTES:

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 PANEL NO. 51161C0024. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

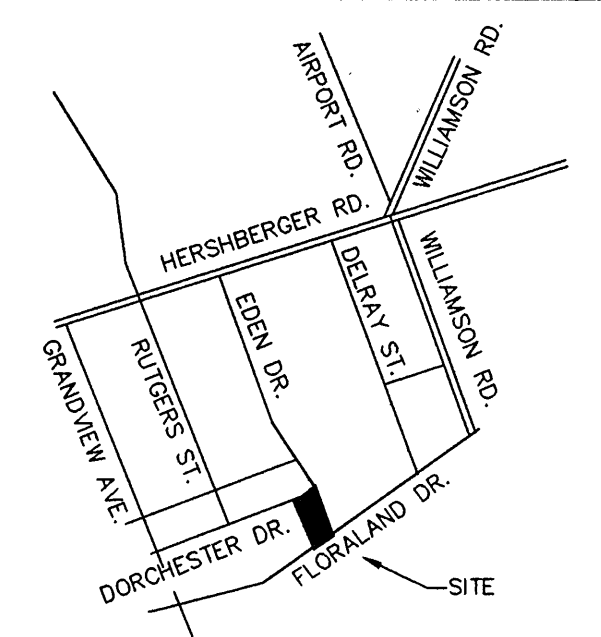
EDEN DRIVE, N.W.
50' WIDE

DORCHESTER DRIVE, N.W.
50' WIDE

FLORALAND DRIVE, N.W.
40' WIDE



P.B. 1, PGS. 302-303
MERIDIAN OF 1983



LOCATION MAP
NO SCALE

COORDINATES

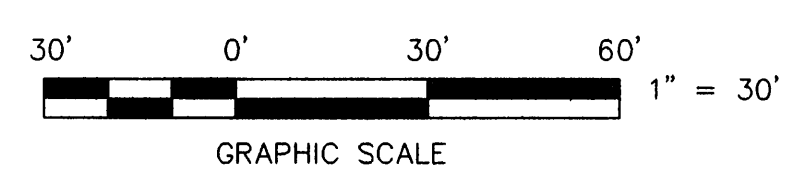
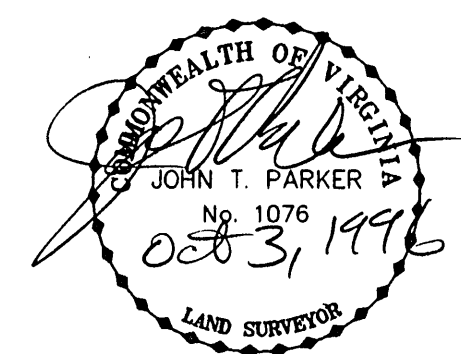
CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	2943.82	2967.30
3	2887.64	2934.61
4	2963.10	2804.97
5	3038.55	2675.33
6	3094.73	2708.02
7	3150.91	2740.72
8	3075.45	2870.36
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

THIS RESUBDIVISION IS BASED ON A CURRENT FIELD SURVEY. GARY L. JOHNS IS THE OWNER OF RECORD, SEE D.B. 1774, PG. 1445.

APPROVED: John T. Parker 10/8/96
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
Charles M. Buffline 10-8-96
CITY ENGINEER - CITY OF ROANOKE DATE

John T. Parker Oct 3, 1996
JOHN T. PARKER, L.S. DATE



RESUBDIVISION FOR
GARY L. JOHNS

SHOWING THE REDIVISION OF LOT 22 AND LOT 23, BLOCK 3, FLORALAND P.B. 1, PGS. 302-303 CREATING HEREON LOT 22-A (0.224 AC.), LOT 22-B (0.224 AC.), LOT 23-A (0.224 AC.) AND LOT 23-B (0.224 AC.) SITUATE ON FLORALAND DRIVE, N.W. AND DORCHESTER DRIVE, N.W. ROANOKE, VIRGINIA
TAX # 226-0916, 228-0421 DATE: OCTOBER 3, 1996
CALC: LRD SCALE: 1" = 30'
DRAWN: LRD/138 W.O. 96-0882
N.B. WW-128

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