

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT JOSEPH G. WOODARD AND PATRICIA K. WOODARD ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4, TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA AT DEED BOOK 1260, PAGE 562.

THAT KATHERINE ELLIOTT IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 5 THRU 8, TO 1 TO 5, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA AT DEED BOOK 1642, PAGE 521.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH THEIR 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 FURTHER PURSUANT TO CITY OF ROANOKE LAND SUBDIVISION ORDINANCES

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES.

Joseph G. Woodard
JOSEPH G. WOODARD

Patricia K. Woodard
PATRICIA K. WOODARD

Katherine Elliott
KATHERINE ELLIOTT

STATE OF VIRGINIA TO WIT:

COUNTY OF ROANOKE

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT JOSEPH G. WOODARD HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 6TH DAY OF SEPTEMBER, 1996.

David A. Bess
NOTARY PUBLIC

OCT. 31, 1998
MY COMMISSION EXPIRES

STATE OF VIRGINIA TO WIT:

COUNTY OF ROANOKE

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT PATRICIA K. WOODARD HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9TH DAY OF SEPTEMBER, 1996.

David A. Bess
NOTARY PUBLIC

OCT. 31, 1998
MY COMMISSION EXPIRES

LEGAL REFERENCE:

D.B. 1260, PG. 562

D.B. 1642, PG. 521

TAX No. 1050305

TAX No. 1050306

NOTES:

THE SUBJECT IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. MAP No. 51161C0048 D

THE SUBJECT PROPERTY IS ZONED RM-2

STATE OF VIRGINIA TO WIT:

COUNTY OF ROANOKE

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT KATHERINE ELLIOTT HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9TH DAY OF SEPTEMBER, 1996.

David A. Bess
NOTARY PUBLIC

OCT. 31, 1998
MY COMMISSION EXPIRES

APPROVED:
Thompson
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

10/16/96
DATE

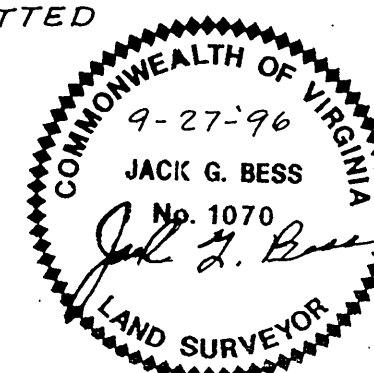
John Thomas Russell
AGENT, CITY OF ROANOKE PLANNING COMMISSION

10/12/96
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:37 O'CLOCK A.M., ON THIS 21 DAY OF October, 1996.

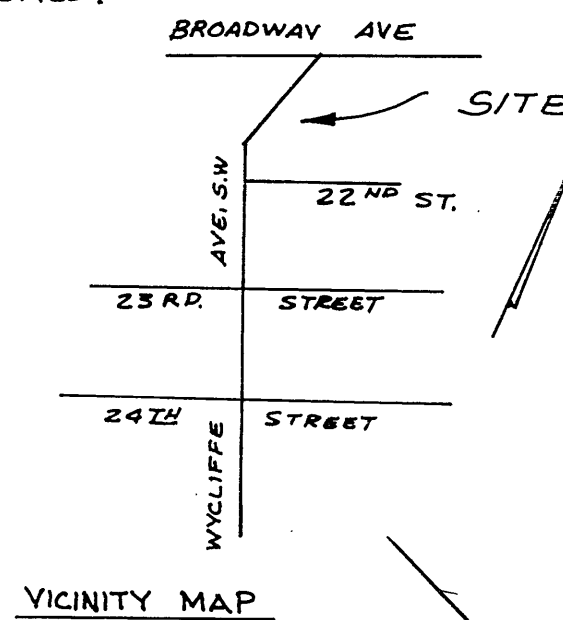
TESTE: *Arthur B. Crush III*

BY: *Kathy McMillen*
DEPUTY CLERK



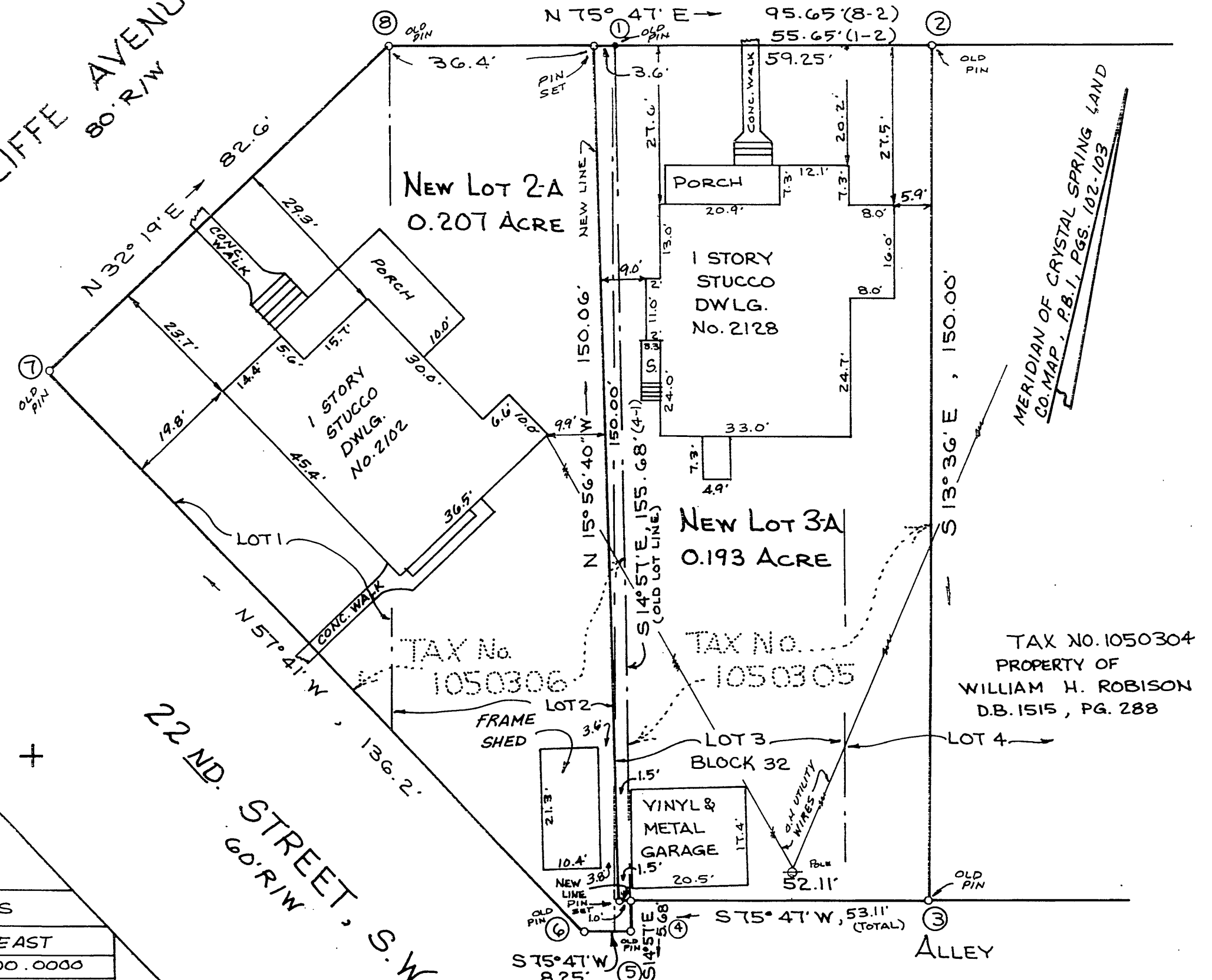
BROADWAY AVENUE, S.W.
80' R/W

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.



BOUNDARY COORDINATES		
POINT	NORTH	EAST
1	5000.0000	5000.0000
2	5013.6670	5053.9457
3	4867.8729	5089.2170
4	4855.0752	5038.7029
5	4849.5875	5040.1682
6	4847.5614	5032.1709
7	4920.3737	4917.0674
8	4990.1794	4961.2252
1	5000.0030	5000.0002

WYCLIFFE AVENUE, S.W.
80' R/W



PLAT OF SUBDIVISION MADE FOR

JOSEPH G. & PATRICIA K. WOODARD AND
KATHERINE ELLIOTT

SHOWING THE RESUBDIVISION OF LOTS 1, 2, 3 AND PART OF LOT 4, BLOCK 32, CRYSTAL SPRING LAND COMPANY CREATING HEREON NEW LOT 2-A (0.207 ACRE) AND NEW LOT 3-A (0.193 ACRE) SITUATE IN

ROANOKE

VIRGINIA

SCALE 1" = 20'

AUGUST 20, 1996

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR

N.B. GB-10