

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROBERT EDWIN ZIMMERMAN AND LYNN F. ZIMMERMAN ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERKS OFFICE IN THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1660, PG. 763. ALSO SHOWING AND DEDICATING A 0.149 ACRE PARCEL TO CITY OF ROANOKE FOR STREET RIGHT-OF-WAY.

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, AND FURTHER PURSUANT OF CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES.

Robert Edwin Zimmerman Lynn F. Zimmerman
ROBERT EDWIN ZIMMERMAN LYNN F. ZIMMERMAN

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 ROBERT EDWIN ZIMMERMAN HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 7TH DAY OF NOVEMBER, 1996.

David A. Bess OCT. 31, 1998
NOTARY PUBLIC 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 LYNN F. ZIMMERMAN HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 8TH DAY OF NOVEMBER, 1996.

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

- NOTES: 1. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE FEMA. FIRM. NO. 51161C0042 D. EFFECTIVE OCTOBER 15, 1993.)
2. THE PROPERTY IS ZONED RS-3
3. SEE ZONING RESTRICTIONS FOR SIDE AND REAR SETBACKS.

APPROVED Charles M. Huffine 11-26-96
CITY ENGINEER, CITY OF ROANOKE DATE

Shirley Ann Smith 11.26.96
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

LEGAL REFERENCE:
D.B. 1660, PG. 763
TAX NO. 2480107

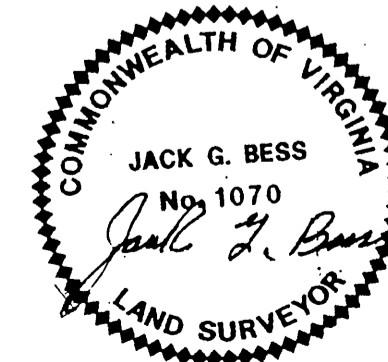
IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 11:30 O'CLOCK A.M., ON THIS 26th DAY OF Nov., 1996.

TESTE: ARTHUR B. C. CLERK

BY: Sandra Testerman
DEPUTY CLERK

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Jack G. Bess
JACK G. BESS, L.S.



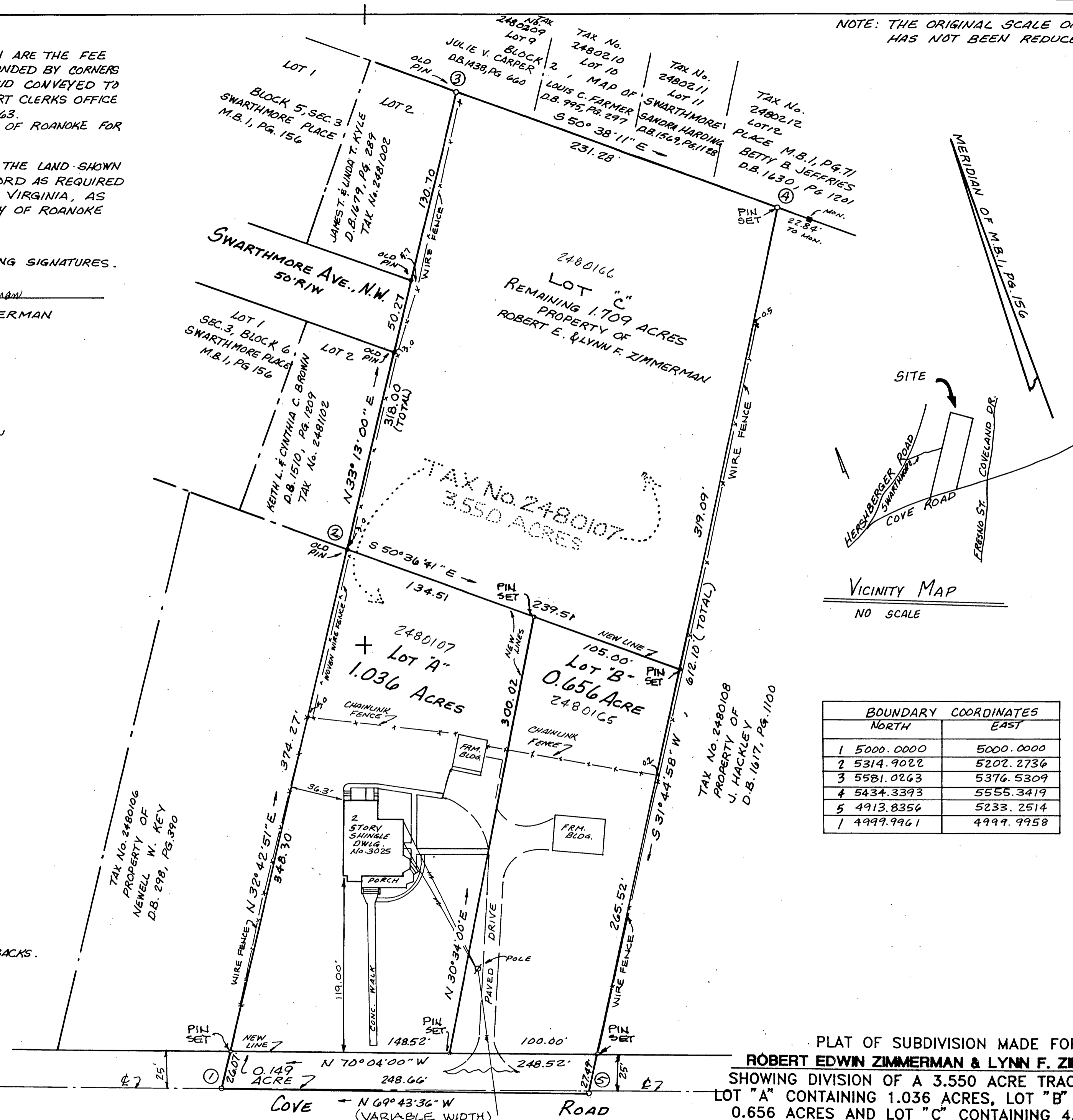
PLAT OF SUBDIVISION MADE FOR
ROBERT EDWIN ZIMMERMAN & LYNN F. ZIMMERMAN
SHOWING DIVISION OF A 3.550 ACRE TRACT CREATING
LOT "A" CONTAINING 1.036 ACRES, LOT "B" CONTAINING
0.656 ACRES AND LOT "C" CONTAINING 4.709 ACRES
SITUATE ON COVE ROAD

ROANOKE, VIRGINIA

SCALE: 1" = 50' OCTOBER 31, 1996

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR

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



BOUNDARY COORDINATES	
NORTH	EAST
1 5000.0000	5000.0000
2 5314.9022	5202.2736
3 5581.0263	5376.5309
4 5434.3393	5555.3419
5 4913.8356	5233.2514
6 4999.9961	4999.9958