

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SANDRA A. HARTMAN IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS LOT 3 AND THE SOUTHERN 25 FEET OF LOT 1, WARD ADDITION TO EDGEWOOD, RECORDED IN PLAT BOOK 1, PAGE 243 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1 INCLUSIVE, CONTAINING 0.645 ACRE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY ANNIE HONTZ HUFFMAN BY DEED DATED JANUARY 15, 1982 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1473, PAGE 1143.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS RESUB-DIVIDED AND COMBINED 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 CODE OF VIRGINIA AS AMENDED TO DATE AND VACATES THE OLD INTERNAL LOT LINE SHOWN DOTTED HEREON, AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURE OF SAID OWNER.

Sandra A. Hartman Calhoun 4-25-97
SANDRA A. HARTMAN DATE
D.B. 1473, PG. 1143

STATE OF VIRGINIA
COUNTY OF ROANOKE
TO WIT:

I, FRANK B. CALDWELL III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT SANDRA A. HARTMAN CALHOUN WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 25TH DAY OF APRIL, 1997.

MY COMMISSION EXPIRES:

31 JULY 1999

NOTARY PUBLIC

BOUNDARY NOTES:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 609-0711, BEING ORIGINAL LOT 3 AND THE SOUTHERN 25 FEET OF LOT 1, WARD ADDITION TO EDGEWOOD (0.645 ACRE) AND CREATES HEREON LOT "3-A" (0.153 ACRE), LOT "3-B" (0.156 ACRE), LOT "3-C" (0.168 ACRE) AND LOT "3-D" (0.168 ACRE).

REFERENCE MAPS:

1. SURVEY FOR SANDRA H. CALHOUN, BY T. P. PARKER & SON DATED JAN 9, 1987.
2. WARD ADDITION TO EDGEWOOD RECORDED IN P.B. 1, PG. 243.

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. 51161C0041 D. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

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 2:00 O'CLOCK P.M. ON THIS 22ND DAY OF APRIL, 1997.

TESTE: ARTHUR B. CRUSH, III
CLERK

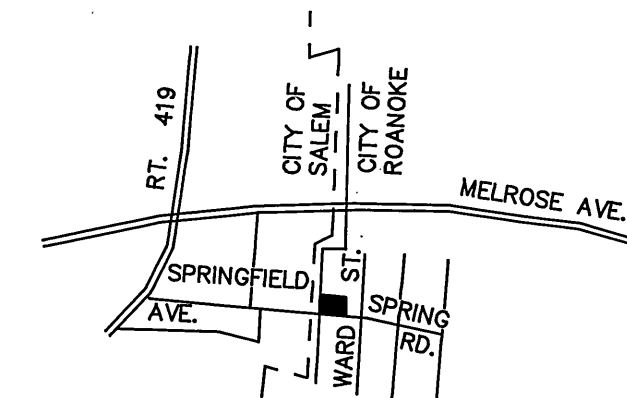
BY: *Lena Testerman*
DEPUTY CLERK

CLOSED BY LRD

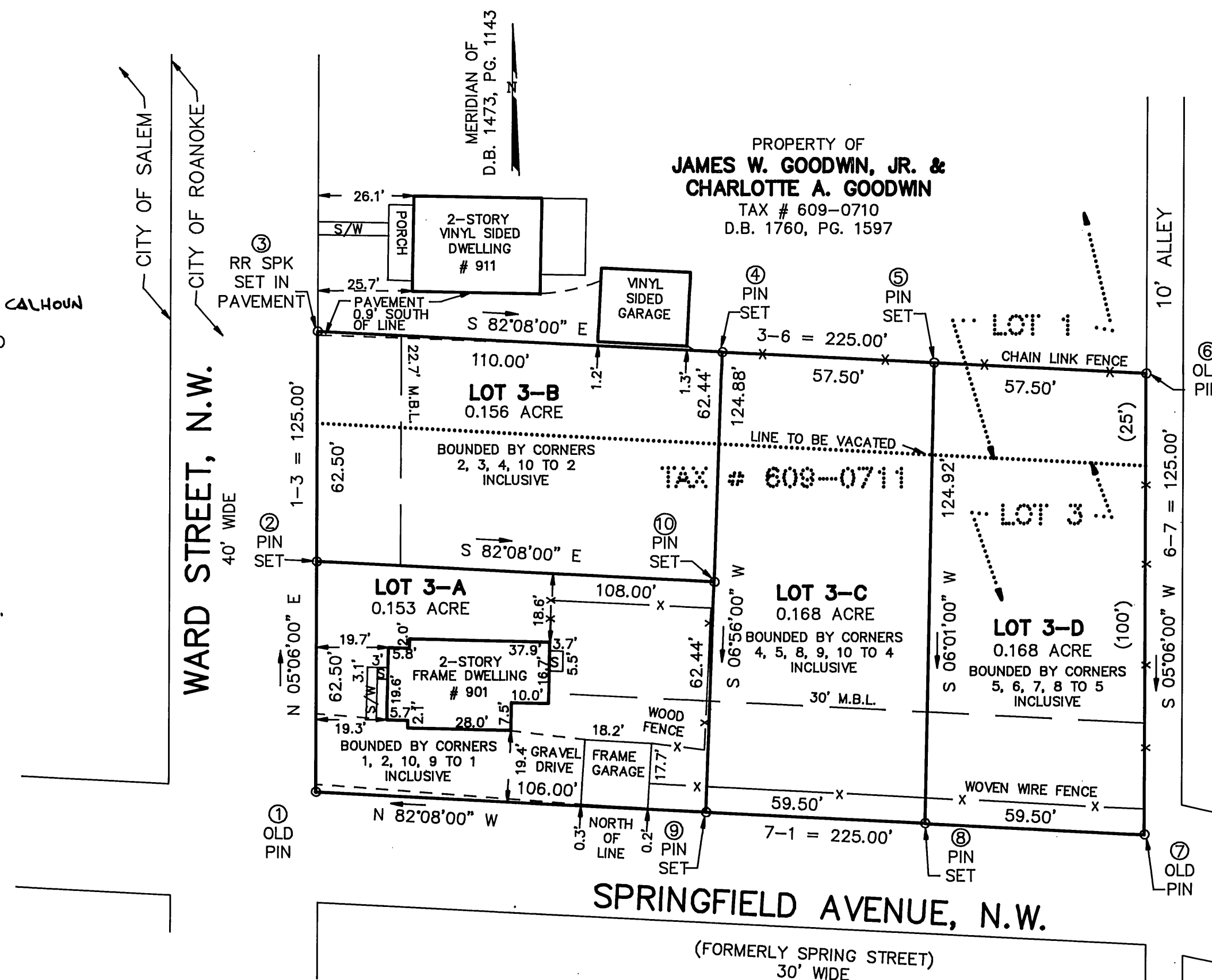
THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

LEGEND

S/W = SIDEWALK
S = STOOP
RR SPK = RAILROAD SPIKE
M.B.L. = MINIMUM BUILDING LINE



LOCATION MAP
NO SCALE



COORDINATES

CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	3062.25	3005.56
3	3124.51	3011.11
4	3109.45	3120.08
5	3101.58	3177.04
6	3093.71	3233.99
7	2969.20	3222.88
8	2977.35	3163.94
9	2985.49	3105.00
1	3000.00	3000.00

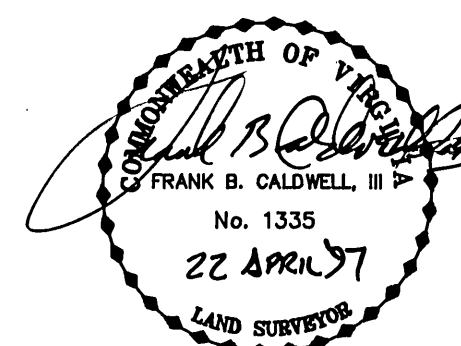
THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

PROPERTY CONTAINS 0.645 ACRE

APPROVED:

John H. Russell 5-8-97
AGENT - CITY OF ROANOKE
PLANNING COMMISSION
Theresa C. Schirmer 5-8-97
CITY ENGINEER - CITY OF
ROANOKE

THIS RESUBDIVISION IS BASED ON A CURRENT FIELD SURVEY SANDRA A. HARTMAN IS THE OWNER OF RECORD, SEE D.B. 1473, PG. 1143



RESUBDIVISION FOR SANDRA A. HARTMAN

SHOWING THE RESUBDIVISION OF LOT 3 AND THE SOUTHERN 25 FEET OF LOT 1, WARD ADDITION TO EDGEWOOD, P.B. 1, PG. 243 CREATING HEREON LOT "3-A" (0.153 ACRE), LOT "3-B" (0.156 ACRE), LOT "3-C" (0.168 ACRE) AND LOT "3-D" (0.168 ACRE) SITUATE ON WARD STREET, N.W. AND SPRINGFIELD AVENUE, N.W. ROANOKE, VIRGINIA

TAX # 609-0711
CALC: LRD
DRAWN: LRD/146
N.B. G-176
SCALE: 1" = 30'
DATE: MARCH 10, 1997
W.O. 97-0177
REV.: APRIL 22, 1997

TPP&S T. P. PARKER & SON
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SURVEYORS
PLANNERS
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