

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOHN P. PECARIC AND RONDA R. PECARIC ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 10 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE ROANOKE CITY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 1784, PG. 134.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND SHOWN HEREON 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 AND IN COMPLIANCE WITH CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNERS HEREBY DEDICATE TO THE CITY OF ROANOKE, VIRGINIA THE AREA SET APART ON THIS PLAT FOR A PUBLIC UTILITY EASEMENT.

WITNESS THE FOLLOWING SIGNATURES ON THE 9th DAY OF MAY 1997.

John P. Pecaric
JOHN P. PECARIC

Ronda R. Pecaric
RONDA R. PECARIC

STATE OF VIRGINIA
COUNTY OF ROANOKE TO WIT:

I, Nancy W. Thompson, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, CERTIFY THAT JOHN P. PECARIC AND RONDA R. PECARIC HAVE APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9th DAY OF MAY 1997.

Nancy W. Thompson
NOTARY PUBLIC

1-31-99
COMMISSION EXPIRES

NOTES: 1. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SEE FLOOD INSURANCE RATE MAP N° 51161C0048D, DATED OCT. 15, 1993.

2. IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTES.

3. PROPERTY IS ZONED RS-1.

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 10:36 O'CLOCK A.M. THIS DAY OF JUNE 6 1997

TESTE: Arthur B. Crank III
CLERK

BY [Signature]
DEPUTY CLERK

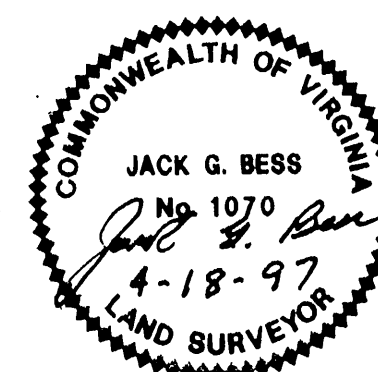
APPROVED:

Charles M. Huffner
CITY ENGINEER, CITY OF ROANOKE, VA.
6-6-97
DATE

[Signature]
AGENT, CITY OF ROANOKE PLANNING COMM.
6/6/97
DATE

I HEREBY CERTIFY THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



MAP OF SUBDIVISION MADE FOR

JOHN P. & RONDA R. PECARIC

SHOWING THE RESUBDIVISION OF A 2.09 ACRE TRACT SITUATE ON PEAKWOOD DRIVE, ADJOINING BLOCK I, LOT 14, MAP OF PROSPECT HILLS, AND HEREON CREATING NEW LOT 24A (1.77 ACRES) AND NEW LOT 24B (0.32 ACRES)

ROANOKE,

VIRGINIA

SCALE: 1"=60'

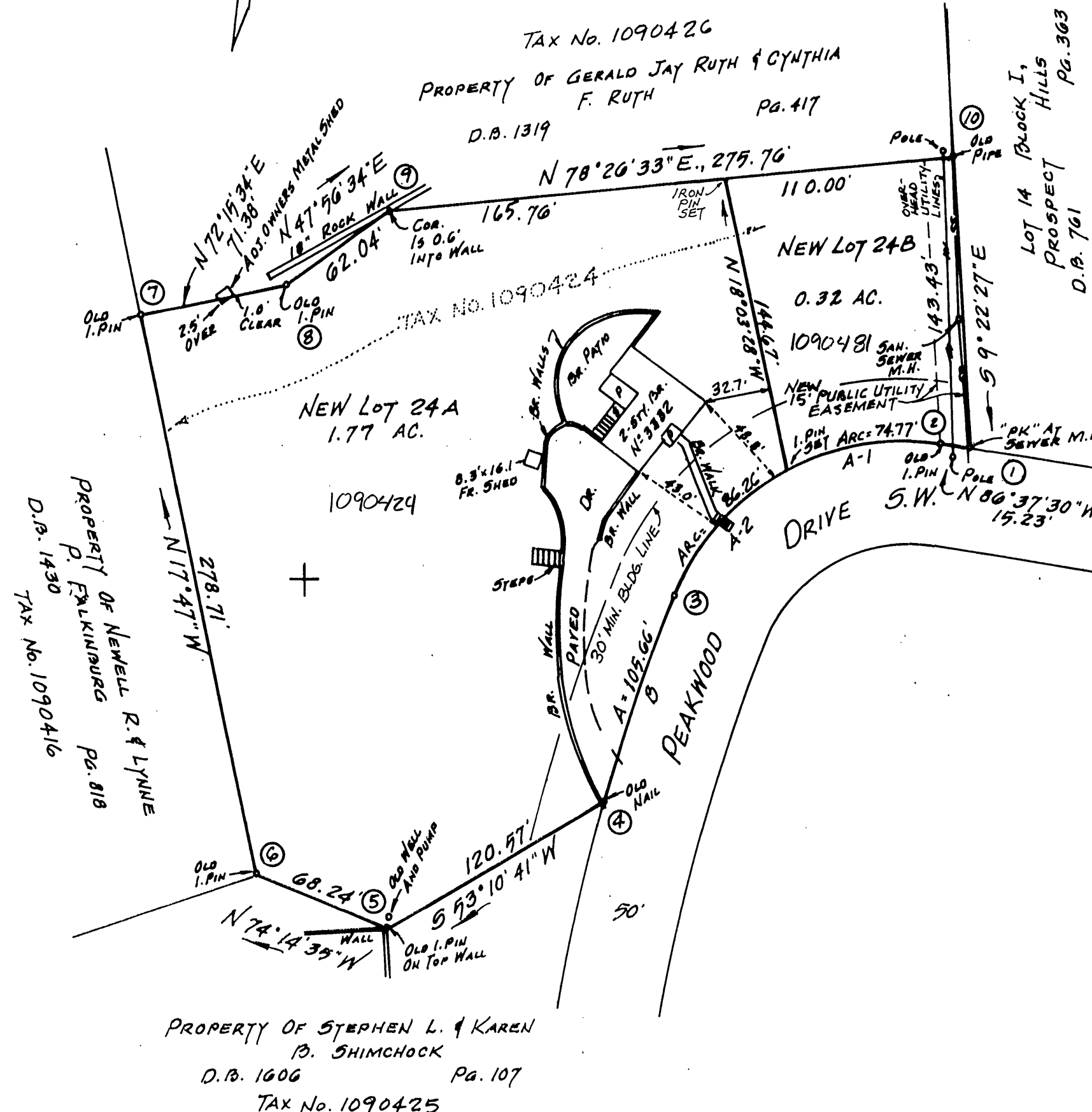
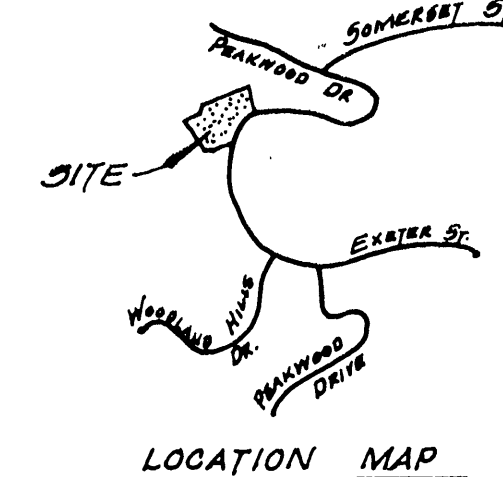
APRIL 18, 1997

BY: Jack G. Bess
CERTIFIED LAND SURVEYOR

N.B. 86

CURVE	ANGLE	RADIUS	ARC	TANGENT	CHORD	
					BEARING	DIST.
A	76°44'45"	120.22	101.03	95.19	S 54°30'25"W	149.20
A-1	35°38'05"	120.22	74.77	38.64	S 75°03'46"W	73.57
A-2	41°06'40"	120.22	86.26	45.08	S 36°41'22"W	84.42
B	6°29'08"	933.39	105.66	52.88	S 12°52'43"W	105.60

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



BOUNDARY COORDINATES		
CORNER	NORTH	EAST
1	5000.0000	5000.0000
2	5000.8966	4984.7964
3	4914.2356	4863.2710
4	4811.2932	4839.7293
5	4739.0319	4743.2127
6	4757.5630	4677.5370
7	5022.9557	4592.4139
8	5044.7057	4660.3995
9	5086.2646	4706.4627
10	5141.5135	4976.6314
1	4999.9989	4999.9935