

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

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PAUL E. CARR AND LINDA T. CARR ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS A PORTION OF LOT 21 AND ALL OF LOT 22, BLOCK F, KENWOOD SUBDIVISION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 1, PAGE 255, BOUNDED BY CORNERS 1 THRU 5 TO 1 INCLUSIVE AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY MCM, A VIRGINIA PARTNERSHIP BY DEED DATED APRIL 23, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1790, PAGE 123.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR 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 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 SIGNATURES AND SEALS OF SAID OWNERS.

Paul E. Carr 6-26-97 Linda T. Carr 6-26-97  
PAUL E. CARR, OWNER DATE LINDA T. CARR, OWNER DATE  
D.B. 1790, PG. 123 D.B. 1790, PG. 123

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 PAUL E. CARR AND LINDA T. CARR, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 26th DAY OF JUNE, 1997.

MY COMMISSION EXPIRES:

June 30, 1999  
Margaret S. Conner  
NOTARY PUBLIC

#### BOUNDARY NOTE:

THIS PLAT COMBINES EXISTING TAX PARCEL NO. 332-1020 (LOT 22, BLOCK F) AND 332-1019 (A PORTION OF LOT 21, BLOCK F) KENWOOD SUBDIVISION AND CREATES HEREON NEW LOT 21-A (0.228 ACRE).

#### REFERENCE MAPS:

1. KENWOOD SUBDIVISION BY J.G. HANNER, DATED JAN. 22, 1920 AND RECORDED IN P.B. 1 PG. 255 (ROANOKE CO.).
2. PLAT OF SURVEY FOR JO ANNE R. SIMMONS BY L.M.W., P.C. DATED NOV. 9, 1994 AND RECORDED IN M.B. 1, PG. 1382.
3. STATE HIGHWAY PROJECT U000-128-114, RW-201, SHEET 6, RECORDED IN HIGHWAY PLAT BOOK 8, PAGE 58.

#### 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 NO. 51161C0046 D, EFFECTIVE DATE OCTOBER 15, 1993. 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 2:50 O'CLOCK P.M. ON THIS 27th DAY OF JUNE, 1997.

TESTE: ARTHUR B. CRUSH, III

CLERK  
BY: Patty Humphrey  
DEPUTY CLERK

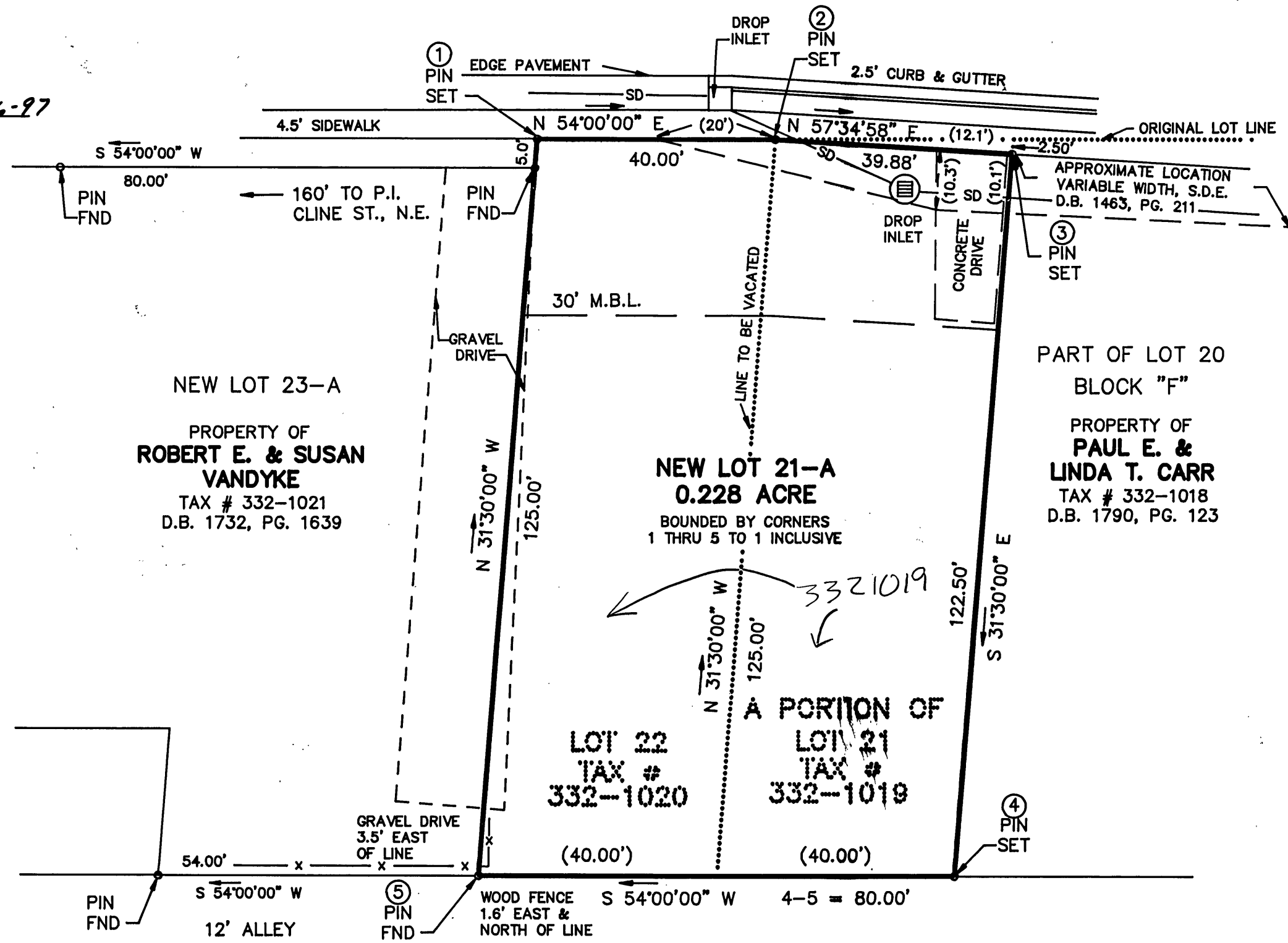
CLOSED BY LRD

#### LEGEND

M.B.L.=MINIMUM BUILDING LINE  
--X--=EXISTING FENCE  
SD=STORM DRAIN  
S.D.E.=STORM DRAIN EASEMENT

#### KING STREET, N.E.

VARIABLE WIDTH



LOCATION MAP  
NO SCALE

COORDINATES		
CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	3023.51	3032.36
3	3044.89	3066.03
4	2940.44	3130.03
5	2893.42	3065.31
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

BOUNDARY CONTAINS 0.228 ACRE

#### COMBINATION PLAT FOR PAUL E. & LINDA T. CARR

SHOWING COMBINATION OF A PORTION OF LOT 21 & ALL OF LOT 22 BLOCK "F", KENWOOD SUBDIVISION, P.B. 1, PG. 255 CREATING HEREON NEW LOT 21-A (0.228 AC.) SITUATE ON KING STREET, N.E. ROANOKE, VIRGINIA

TAX # 332-1019  
332-1020  
CALC: LRD  
DRAWN: LRD/156

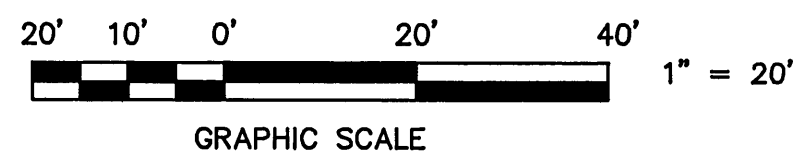
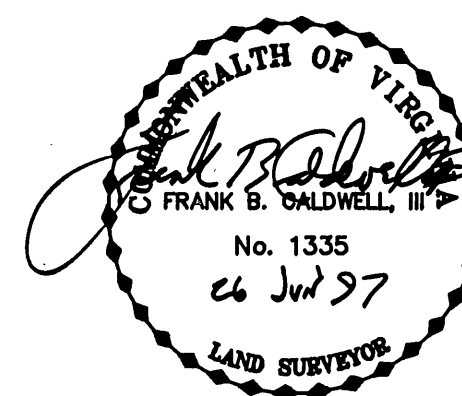
SCALE: 1" = 20'  
DATE: JUNE 26, 1997  
W.O. 97-0605  
N.B. WW-136

APPROVED:

John H. Jasseli 6/27/97  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION

Charles M. Huffing 6-27-97  
CITY ENGINEER - CITY DATE  
ROANOKE

THIS COMBINATION PLAT IS BASED ON A CURRENT FIELD SURVEY. PAUL E. & LINDA T. CARR ARE OWNERS OF RECORD, SEE D.B. 1790, PG. 123.



**TPP&S** T. P. PARKER & SON  
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