



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KATHERINE D. LEONARD IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 16, 1970 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1270, PAGE 434.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF HER 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 THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA, SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

OWNER
D.B. 1270, PG. 434

Katherine D. Leonard 8/11/97
KATHERINE D. LEONARD DATE

STATE OF Virginia
City of Roanoke

TO WIT:

I, Carol T. Shicks, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, KATHERINE D. LEONARD, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF August, 1997.

MY COMMISSION EXPIRES:
April 30, 2000

Carol T. Shicks
NOTARY PUBLIC

APPROVED:

John Thomas Russell 8/12/97
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

Charles M. Buffum 8-12-97
CITY ENGINEER
CITY OF ROANOKE, VIRGINIA

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 "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0048 D DATED OCTOBER 15, 1993.

SUBDIVISION FOR

KATHERINE D. LEONARD

SHOWING THE SUBDIVISION OF A 2.154 AC. TRACT AND CREATING NEW LOT "A" (0.884 AC.) AND NEW LOT "B" (1.075 AC.) AND DEDICATING 0.195 AC. TO THE CITY OF ROANOKE FOR STREET PURPOSES SITUATE ON BANDY ROAD, S.E. AND FINDLAY AVENUE, S.E.

ROANOKE, VIRGINIA

T. P. PARKER & SON

ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 4260506
DRAWN: DAP
CALC.: DAP
N.B.: JR-153

SCALE: 1" = 40'
JUNE 5, 1997
W.O.: 97-0416

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 10:20 O'CLOCK A.M. ON THIS 13 DAY OF August, 1997.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: *Patty Humphreys*
DEPUTY CLERK

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND LEGAL DESCRIPTION CONTAINED IN D.B. 1270, PG. 434

