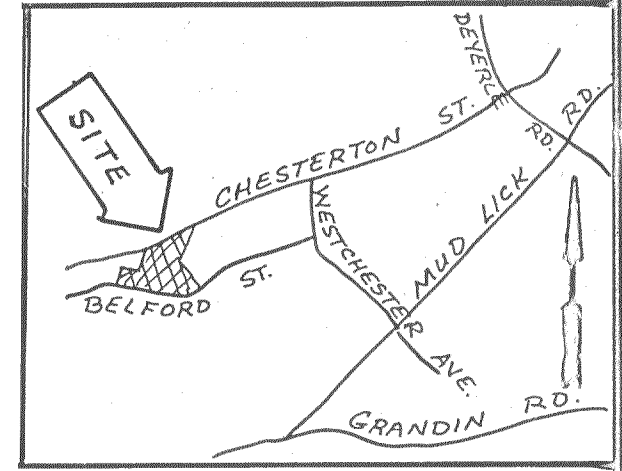
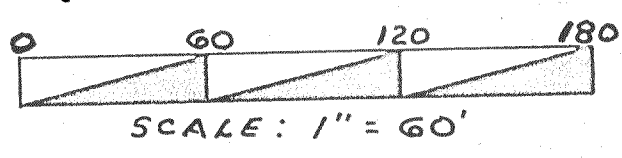


THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.



VICINITY MAP



LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT G.W. DREWRY, JR. AND CAROL H. DREWRY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 7 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1782, PAGE 1710.

THAT W.R. BRATCHER AND LINDA M. BRATCHER ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 7 THRU 10 TO 7, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 991, PAGE 762.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

G.W. Drewry Jr.
G.W. DREWRY, JR., OWNER

Carol H. Drewry
CAROL H. DREWRY, OWNER

W.R. Bratcher
W.R. BRATCHER, OWNER

Linda M. Bratcher
LINDA M. BRATCHER, OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, William B. Gooden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT G.W. Drewry Jr., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF September, 1997.

William B. Gooden
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-31-99.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, William B. Gooden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Carol H. Drewry, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF September, 1997.

William B. Gooden
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-31-99.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Donna Q. Gardner, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT W.R. Bratcher, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF September, 1997.

Donna Q. Gardner
NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 1999.

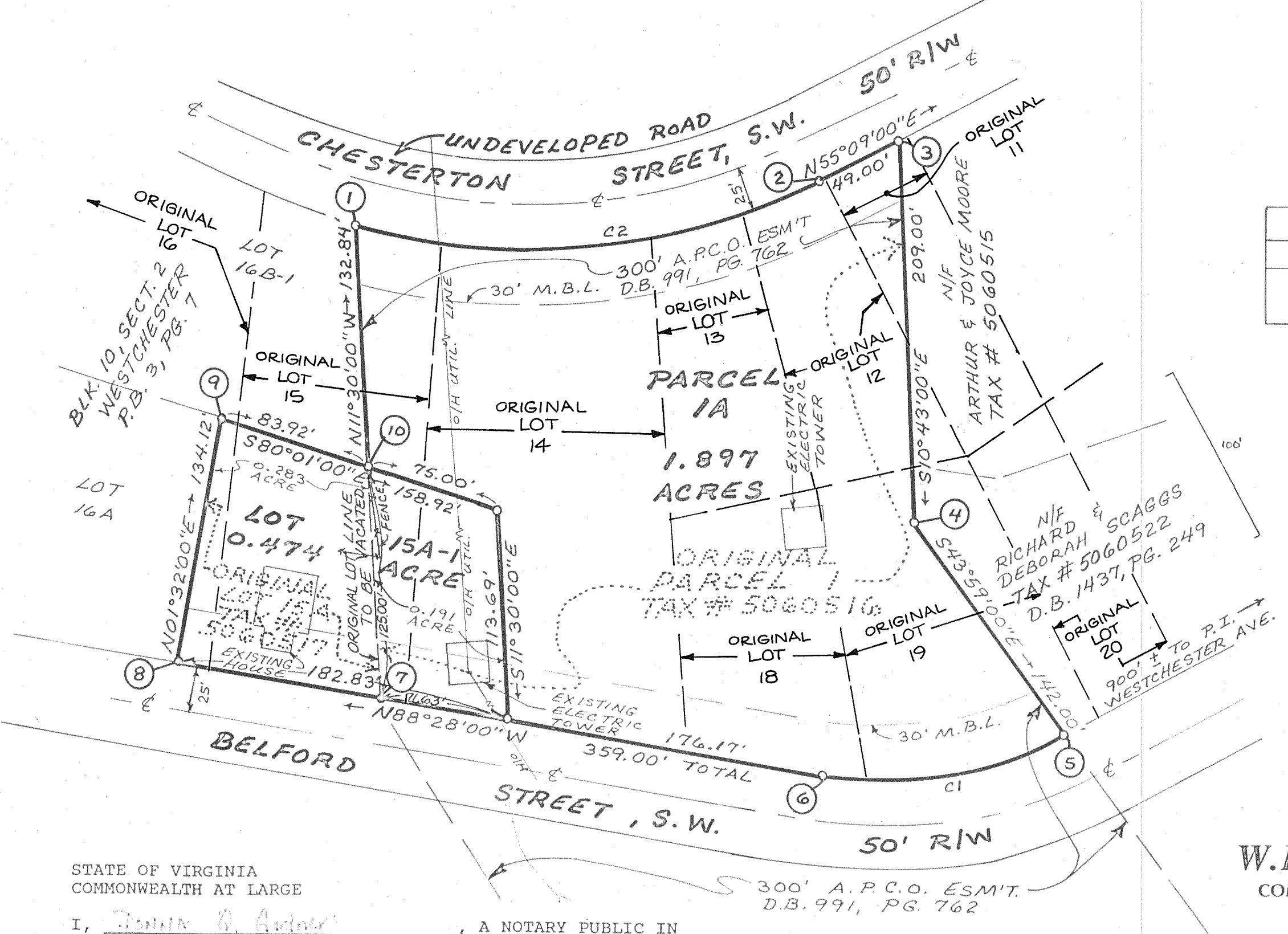
APPROVED: Philip C. Schirmer 9/10/97
ENGINEER, CITY OF ROANOKE DATE

John R. McAden 9/18/97
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 9:58 O'CLOCK A.M. ON THIS 19th DAY OF September, 1997, IN MAP BOOK , PAGE .

BY: Arthur G. Crum, III
CLERK

Kathy Child
DEPUTY CLERK

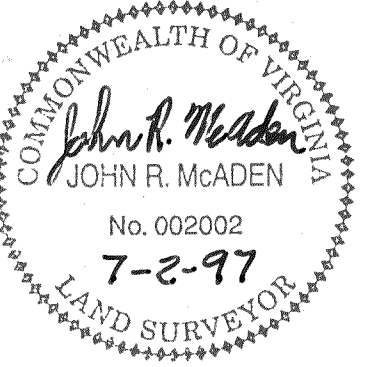


STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, John R. McAden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Linda M. Bratcher, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 4th DAY OF September, 1997.

John R. McAden
NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 1999.



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN 002002

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	1243.80136	5279.67638
2	1305.73032	5527.91472
3	1333.73039	5568.12661
4	1128.37561	5606.99067
5	1026.20067	5705.60244
6	984.50682	5578.79268
7	991.13758	5331.08141
8	994.10471	5219.92226
9	1128.17668	5223.51111
10	1113.62817	5306.16041
1	1243.80136	5279.67638

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	39°09'16"	199.19	136.12	70.84	133.49	S 71°47'59" W
C2	41°40'47"	359.58	261.57	136.88	255.85	N 75°59'32" E

NOTES:

- OWNERS OF RECORD: W.R. BRATCHER & LINDA M. BRATCHER
DEED BOOK 991, PAGE 762
TAX MAP NUMBER: 5060517
- OWNERS OF RECORD: G.W. DREWRY, JR. & CAROL H. DREWRY
DEED BOOK 1782, PAGE 1710
TAX MAP NUMBER: 5060516
- NO TITLE REPORT FURNISHED
- PROPERTY IS CURRENTLY ZONED: RS1

COMBINATION PLAT
FOR

W.R. & LINDA M. BRATCHER
COMBINING 0.191 ACRE FROM PROPERTY OWNED BY
G.W. & CAROL H. DREWRY

BEING A PORTION OF PARCEL 1
(ORIGINALLY PORTIONS OF LOTS 11, 12, 15 AND 19 AND ALL OF LOTS 13, 14 AND
18, BLOCK 10, SECTION 2, WESTCHESTER-P.B. 3, PG. 7)
AS DESCRIBED IN DEED BOOK 1782, PAGE 1710

WITH LOT 15-A
(ORIGINALLY BEING SOUTHWESTERLY PORTION OF LOT 15 AND SOUTHEASTERLY
PORTION OF LOT 16, BLOCK 10, SECTION 2, WESTCHESTER-P.B. 3, PG. 7)
CREATING HEREON

PARCEL 1A (1.897 ACRES)
AND LOT 15A-1 (0.474 ACRE)
SITUATED ON BELFORD & CHESTERTON ST., S.W.
CITY OF ROANOKE, VIRGINIA
JULY 2, 1997
JOB NUMBER R9720656

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS
OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED
BY CURRENT FEMA MAPS
SEE F.E.M.A. MAP #51161C0043D (ZONE X UNSHADED)

