

KNOW ALL MEN BY THESE PRESENTS, THAT LINWOOD LOCKLEAR AND JANE H. LOCKLEAR ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON, BOUNDED BY CORNERS A,B,C,D,E,F TO A, SAID PROPERTY HAVING BEEN CONVEYED TO THEM BY DEEDS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN DEED BOOK 1535 AT PAGE 1008 AND IN DEED BOOK 1761 AT PAGE 1376. THE SAID OWNERS CERTIFY THAT THIS PLATTING AND SUBDIVISION HEREON HAS BEEN MADE WITH THEIR CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE, AND AS REQUIRED BY THE SUBDIVISION AND ZONING ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA

BY Linwood Locklear 6-27-97
LINWOOD LOCKLEAR DATE

Jane H Locklear 627-97
JANE H. LOCKLEAR DATE

MY COMMISSION EXPIRES ON 4-30-78

Mary M. Wilbanks
NOTARY PUBLIC

BURTON AVENUE, N.W.
(40' R/W)

167.20'(TOTAL)

HERSHERBERGER ROAD, N.W.

BURTON AVE, N.W.

10th. ST. N.W.

WILLIAMSON ROAD

ORANGE AVE.

SITE

A	N	9967.9856	E	9959.0234
B	N	10070.9260	E	10090.7812
C	N	10007.4366	E	10138.5371
D	N	9937.1200	E	10049.1272
E	N	9930.2359	E	10054.5057
F	N	9895.2842	E	10015.8240
A	N	10000.0000	E	10000.0000

BOUNDARY COORDINATES ARE
BASED ON AN ASSUMED DATUM.

NEW PARCEL 1A-1 = 0.152 AC.
NEW PARCEL 1A-2 = 0.061 AC.
NEW PARCEL 2A = 0.104 AC.

TOTAL = 0.317 AC.

NEW PARCEL 1A-1
0.152 AC.

2081013
NEW PARCEL
0.061 AC.

NEW PARCEL 4A
0.104 AC.

T A X P A R C E L 208100

— PARCEL 1A —
M.B. 1, PG. 1441

TAX PARCEL 2081003

- PT. LOT 4, BLOCK 1
CONNISTONE
D.B. 1761 Pg. 1376

TAX PARCEL 2081012 DAVID E. SHEPARD, ET AL
LOT 13, BLOCK 1, CONNISTONE D.B. 1538 PG. 893

APPROVED: John Thomas Basselli 10/7/97
AGENT CITY OF ROANOKE PLANNING COMMISSION DATE

Philip C. Schuman 10/7/97
CITY ENGINEER, ROANOKE VIRGINIA DATE

CITY ENGINEER, ROANOKE VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA,
THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED
TO RECORD ON October 14, 1997, AT 10:00 O'CLOCK A.M.

TESTEE: Arthur B. Crush III, CLERK

Ratty Thompson
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

ARCHITECTS.

Fred O. Shanks III

FRED O. SHANKS, III
Land Surveyor # 1544

NOTES:


1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF OCTOBER 15, 1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 51161C0024 D.

3. LOCATIONS SHOWN FOR ALL UNDERGROUND IMPROVEMENTS ARE APPROXIMATE ONLY AND ARE INTENDED EXPRESSLY FOR INFORMATIONAL PURPOSES.

PLAT OF RESUBDIVISION
FOR
LINWOOD & JANE H. LOCKLEAR
HEREBY CREATING NEW PARCELS
1A-1 (0.152 AC.) , 1A-2 (0.061 AC.)
AND 4A (0.104 AC.)
BEING PART OF LOTS 2-4, BLOCK 1
CONNISTONE
CITY OF ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C.
SURVEYORS & PLANNERS
313 LUCK AVENUE
ROANOKE, VIRGINIA 24016
(540) 343-6685

DATE: 01/15/97	SCALE: 1"=10'
CALC: JRA	DRAWN BY: JRA
CREW: JWC	F.B.: 94.01
CHECKED BY: 	JOB NO.: 696036

MB 1 PG 1730