

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That Robert W. Boyd and Dorothy R. Boyd are the fee simple owners of the land shown hereon, bounded by corners 1 through 5 to 1, inclusive, being all of the land conveyed to said owners, by Deed as recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia in Deed Book 923, Page 436.

The said owners certify that the subdivision of land as shown hereon is entirely with their free will and consent as required under Section 15.1-465 through Section 15.1-485 of the 1950 Code of Virginia as amended and the subdivision ordinance of the City of Roanoke, Virginia.

Witness these signatures and seals on this 6th day of January 1998.

By: Robert W. Boyd 1/6/98
Robert W. Boyd - Owner Date

Dorothy R. Boyd 1/6/98
Dorothy R. Boyd - Owner Date

By Robert W. Boyd P.O.A.

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Roanoke

I, Beverly St. Clair, A NOTARY PUBLIC IN AND FOR THE

AFORESAID County AND STATE, DO HEREBY CERTIFY THAT

ROBERT W. BOYD & DOROTHY R. BOYD

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED

THE SAME ON 1-6, 1998.

MY COMMISSION EXPIRES ON 1/31/98

Beverly St. Clair
NOTARY PUBLIC

APPROVED:

John Thomas Zucchi 2/2/98
AGENT TO THE PLANNING COMMISSION DATE

L. B. C. Cabana, Jr. 2-2-98
CITY ENGINEER DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA,
THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED
TO RECORD ON FEB 3, 1998, AT 11:20 O'CLOCK A.M.

TESTEE: Anthony J. Cuch II, CLERK

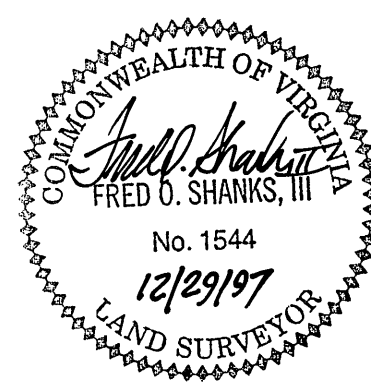
Patty Humphreys
DEPUTY CLERK

SURVEYOR'S CERTIFICATION:

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.

Fred O. Shanks III

FRED O. SHANKS, III
Land Surveyor # 1544

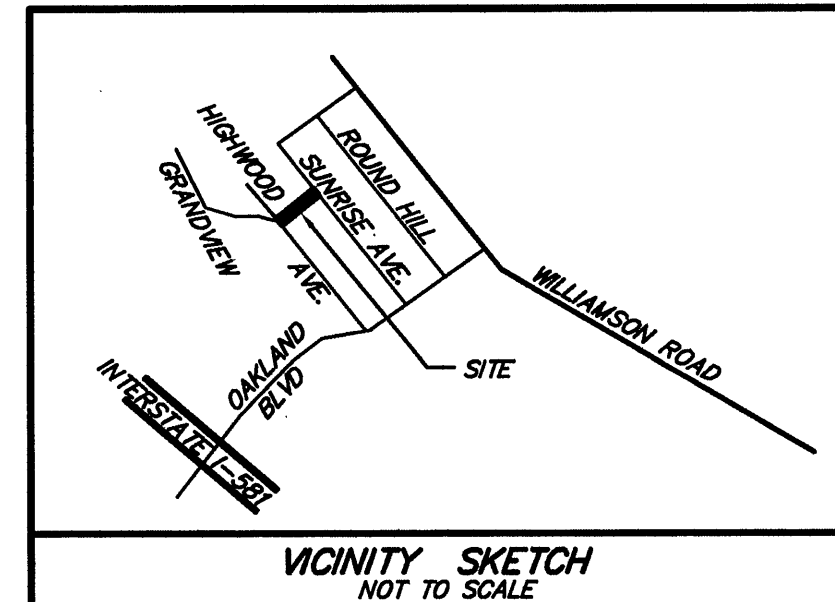
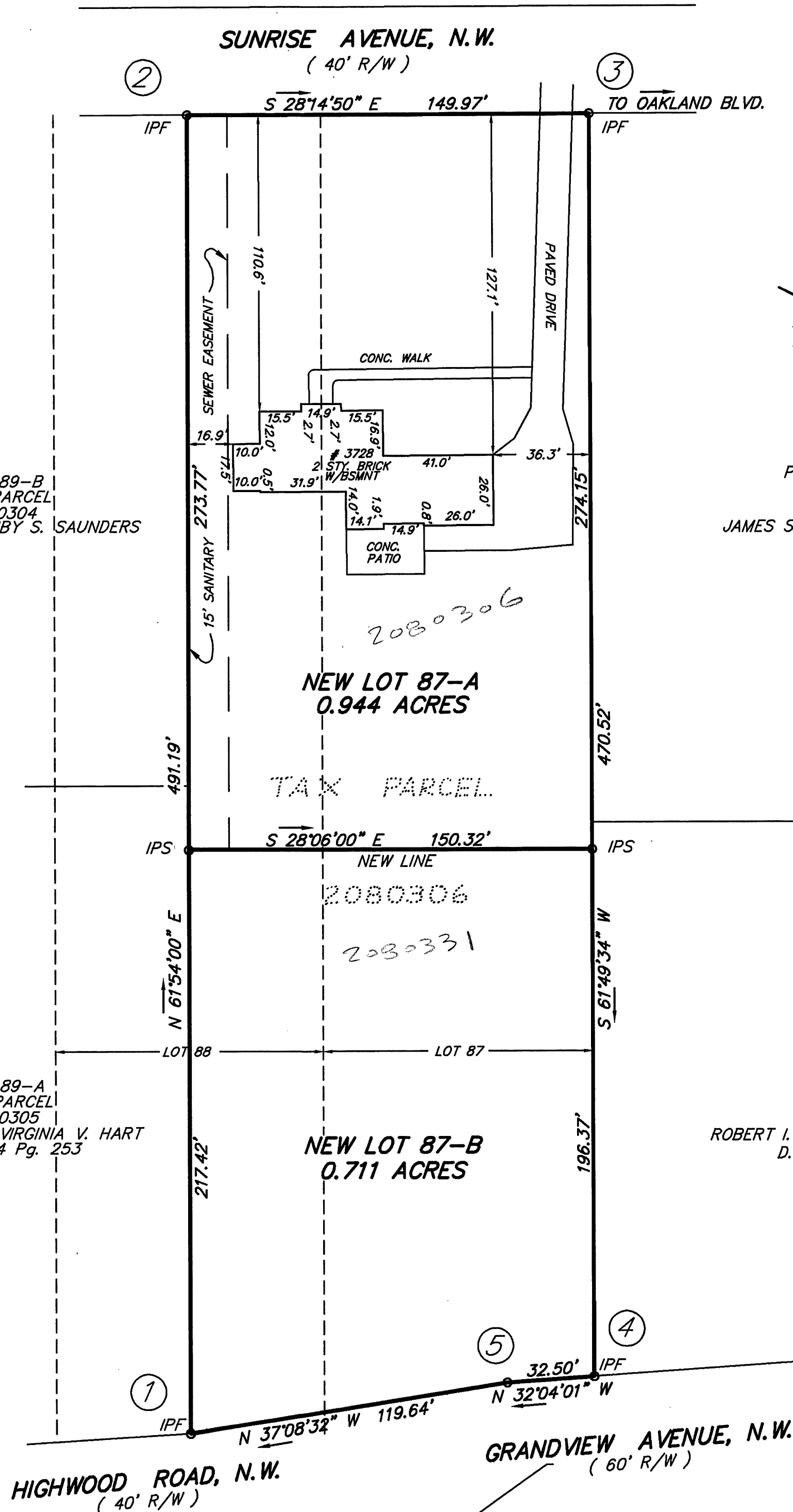


LOT 89-A
TAX PARCEL
2080305
M. DOUGLAS & VIRGINIA V. HART
D.B. 1564 Pg. 253

LOT 86-A
TAX PARCEL
2080330
ROBERT I. & JUSTINE L. VAN OSTRAN
D.B. 1691 Pg. 1422

LOT 89-B
TAX PARCEL
2080304
JAMES H. & RUBY S. SAUNDERS

PART OF LOTS 85 & 86
TAX PARCEL
2080307
JAMES S. & ROBIN H. HAMMERSTROM
D.B. 1510 Pg. 1294



BOUNDARY COORDINATES

1	N 9934.9230 E 9623.5652
2	N 10166.2784 E 10056.8554
3	N 10034.1680 E 10127.8324
4	N 9812.0112 E 9713.0584
5	N 9839.5526 E 9695.8038
1	N 9934.9230 E 9623.5652

BOUNDARY COORDINATES ARE BASED ON AN ASSUMED DATUM.

AREA SUMMARY

NEW LOT 87-A:	0.944 AC.
NEW LOT 87-B:	0.711 AC.
TOTAL	1.655 AC.

LEGAL REF.:
1. D.B. 923 Pg. 436.

PLAT OF SURVEY SHOWING
THE RESUBDIVISION OF LOT 87 & PART OF LOT 88
ROUND HILL TERRACE
BELONGING TO
**ROBERT W. BOYD
AND DOROTHY R. BOYD**
CREATING HEREON NEW LOT 87-A (0.992 AC.)
AND NEW LOT 87-B (0.663 AC.)
SITUATE ADJACENT TO THE INTERSECTION OF
GRANDVIEW AVENUE, N.W. AND
HIGHWOOD ROAD, N.W.
CITY OF ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
2321 RIVERSIDE DRIVE, SUITE 1A
DANVILLE, VIRGINIA 24540
(804) 797-5446

DATE: 12/29/97	SCALE: 1" = 40'
CALC: JRA	DRAWN BY: JRA
CREW: JWC	F.B.: 94.01
CHECKED BY: MEM	JOB NO.: 694036

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- 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 C AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 51161C0024 D.
- ALL LOTS IN THIS SUBDIVISION ARE CURRENTLY ZONED RS-2.