


THIS ORIGINAL PLAT HAS NOT BEEN REDUCED


KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ALBERT R. SOWDER AND FRED WILLIAM SMITH ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 8 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #97019984.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS 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 (\*350) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

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

  
ALBERT R. SOWDER, OWNER

  
FRED WILLIAM SMITH, OWNER

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, B. J. Venable, A NOTARY PUBLIC IN AND FOR THE FORESAID STATE DO HEREBY CERTIFY THAT Albert R. Sowder, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18th DAY OF February, 1998.

  
NOTARY PUBLIC


MY COMMISSION EXPIRES May 31, 2001.


STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, B. J. Venable, A NOTARY PUBLIC IN AND FOR THE FORESAID STATE DO HEREBY CERTIFY THAT Fred William Smith, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18th DAY OF February, 1998.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 2001.

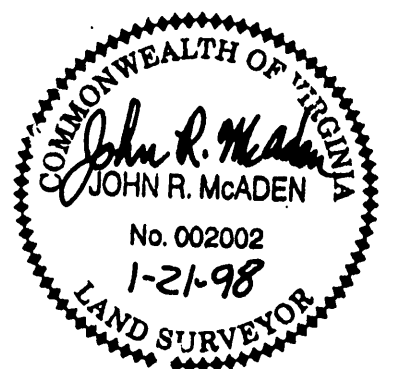
APPROVED:  
  
ENGINEER, CITY OF ROANOKE 3/2/98 DATE

  
AGENT, CITY OF ROANOKE PLANNING COMMISSION 2/27/98 DATE

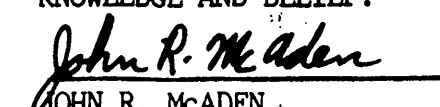
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 9:30 O'CLOCK A.M. ON THIS 3 DAY OF March, 1998, IN MAP BOOK     , PAGE     .

BY: Arthur B. Crush III  
CLERK

Kathleen Y. McAden  
DEPUTY CLERK



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

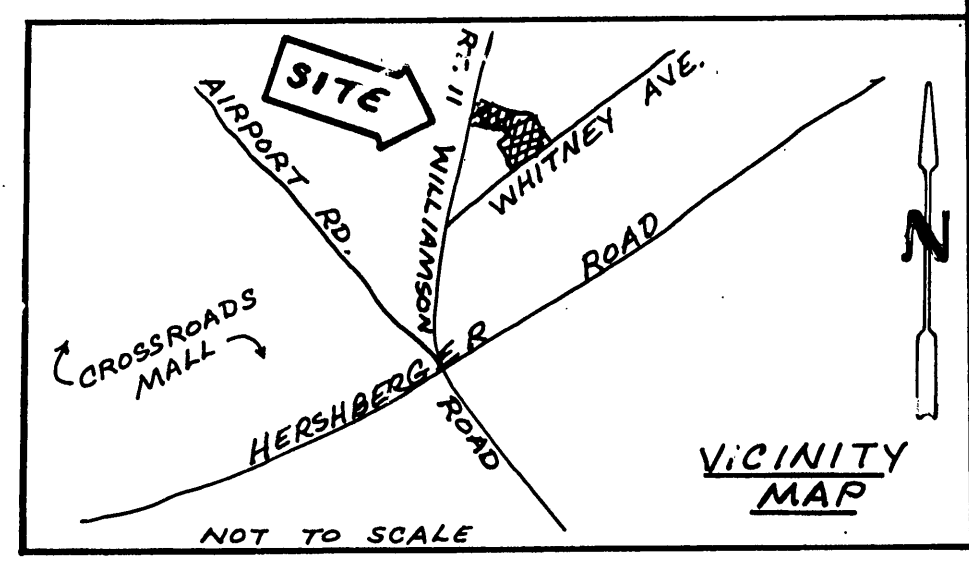
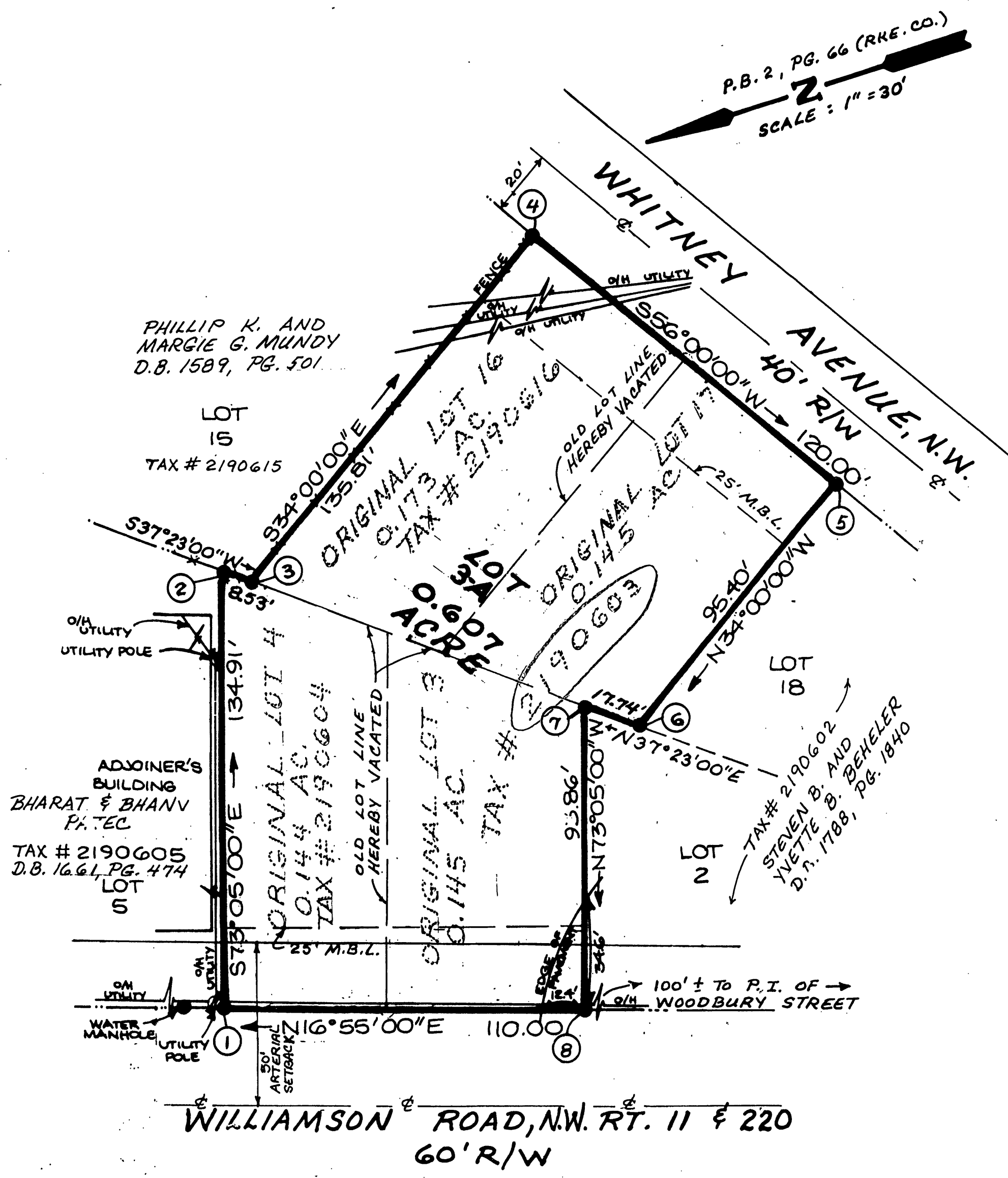
  
JOHN R. McADEN 002002

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAP #51161C0024D (EFFECTIVE DATE: OCTOBER 15, 1993)

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

LEGEND

○	IRON PIN SET
●	IRON PIN FOUND



COORDINATE LIST

CORNER	NORTHING	EASTING
1	1000.00000	5000.00000
2	960.74382	5129.07231
3	953.96596	5123.89336
4	841.37436	5199.83735
5	774.27207	5100.33548
6	853.35258	5047.01499
7	867.45086	5057.78744
8	894.76229	4967.98886
1	1000.00000	5000.00000

- NOTES:
- OWNERS OF RECORD: ALBERT R. SOWDER  
FRED WILLIAM SMITH
  - LEGAL REFERENCE: INSTRUMENT #97019984
  - TAX MAP NUMBERS: 2190603, 2190604 AND 2190616
  - NO TITLE REPORT FURNISHED
  - PROPERTY IS CURRENTLY ZONED C-2
  - NO ACCESS SHALL BE ALLOWED ONTO WHITNEY AVENUE FROM CAPTION PROPERTY.

COMBINATION PLAT FOR  
**ALBERT R. SOWDER**  
AND  
**FRED WILLIAM SMITH**  
COMBINING LOTS 3, 4, 16 AND 17  
OF SECTION 8 - AIRLEE COURT  
PLAT BOOK 2, PAGE 66 (ROANOKE COUNTY)  
CREATING HEREON  
LOT 340.607 ACRE  
SITUATED ON WILLIAMSON ROAD, N.W.  
AND WHITNEY AVENUE  
CITY OF ROANOKE, VIRGINIA  
JANUARY 31, 1998  
JOB NUMBER R9810001

