

NOTE: THE ORIGINAL SCALE OF THIS PLAT HAS NOT BEEN REDUCED

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD F. GUERRANT & SARA D. GUERRANT ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1, INCLUSIVE WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 328, PAGE 245.

THAT SALLY ANN NELSON & MARGARET P. KESSINGER ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND BOUNDED BY OUTSIDE CORNERS 9 THRU 13 TO 9, INCLUSIVE WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1738, PAGE 774.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THE LAND SHOWN HEREON ENTIRELY WITH THEIR 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 FURTHER PURSUANT TO THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES.

Richard F. Guerrant Sara D. Guerrant  
RICHARD F. GUERRANT SARA D. GUERRANT

Sally Ann Nelson Margaret P. Kessinger  
SALLY ANN NELSON MARGARET P. KESSINGER

STATE OF VIRGINIA  
COUNTY OF ROANOKE TO WIT:

I, Loretta Keffer A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT RICHARD GUERRANT HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9<sup>TH</sup> DAY OF MARCH, 1998.

Loretta W. Keffer April 30, 2000  
NOTARY PUBLIC COMMISSION EXPIRES

STATE OF VIRGINIA  
COUNTY OF ROANOKE TO WIT:

I, Loretta Keffer A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT SARA GUERRANT HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9<sup>TH</sup> DAY OF MARCH, 1998.

Loretta W. Keffer April 30, 2000  
NOTARY PUBLIC COMMISSION EXPIRES

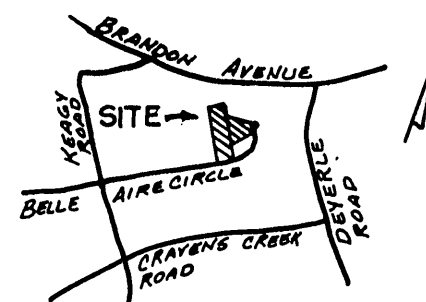
STATE OF VIRGINIA  
COUNTY OF ROANOKE TO WIT:

I, Loretta Keffer A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT SALLY ANN NELSON HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9<sup>TH</sup> DAY OF MARCH, 1998.

Loretta W. Keffer April 30, 2000  
NOTARY PUBLIC MY COMMISSION EXPIRES

Approved: Charles M. Huffine 3-25-98  
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE  
John Thomas Washelli 3/25/98  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

POINT	NORTH	EAST
1	5000.0000	5000.0000
2	4996.3091	4962.2400
3	4904.6035	4971.0738
4	4753.3043	4940.6390
5	4717.1307	4937.2716
6	4696.3218	4838.4385
7	5202.0309	4789.7244
8	5206.1878	4980.0190
9	5167.4670	4983.7489
10	5072.6628	5107.9135
11	5000.5005	5120.2549
12	4985.7326	5130.7891
13	4973.3693	5002.4432
1	4999.9861	4999.8793



VICINITY PLAT  
NO SCALE

LEGAL REFERENCE:  
TAX NO. 5170104  
TAX NO. 5170115  
M.B. 1, PG. 455  
M.B. 1, PG. 1299  
D.B. 328, PG. 245  
D.B. 1738, PG. 774

STATE OF VIRGINIA TO WIT:  
COUNTY OF ROANOKE

I, Loretta Keffer A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT MARGARET P. KESSINGER HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9<sup>TH</sup> DAY OF MARCH, 1998.

Loretta W. Keffer April 30, 2000  
NOTARY PUBLIC COMMISSION EXPIRES

- NOTES: 1. THE SUBJECT PROPERTY IS ZONED RS-1 & C2  
2. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY FEMA. MAP NO. 51161C0043D DATED OCTOBER 15, 1993.  
3. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.  
4. ONLY THE 0.013 ACRE PARCEL IS BASED ON A CURRENT SURVEY ALL OTHER PROPERTY WAS PLATTED FROM RECORDS.

I CERTIFY THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

David A. Bess  
DAVID A. BESS, VA. L.S.

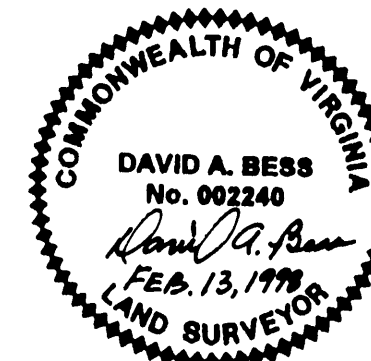
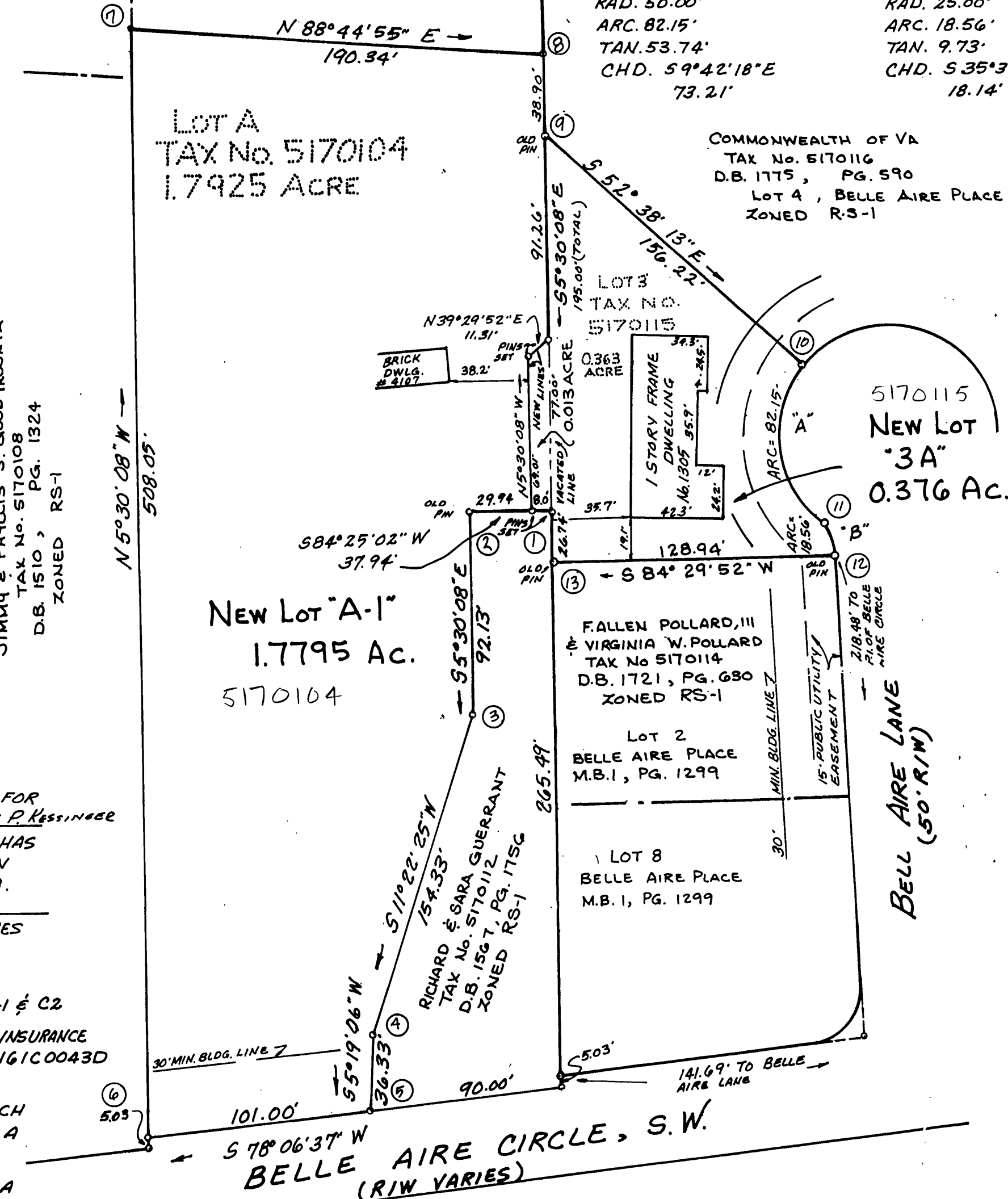
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:10 O'CLOCK A.M., ON THIS 26 DAY OF March, 1998.

TESTE: Arthur B. Crush III BY: Kathleen M. Minkley

CHARLES R. SIMPSON, JR.  
TAX NO. 5170103  
INS. NO. 970017515  
ZONED C-2

RICHARD F. & SARA D. GUERRANT  
TAX NO. 5170111  
D.B. 1455, PG. 1341  
ZONED C-2

JIMMY & PHYLLIS S. GOODYKOONTZ  
TAX NO. 5170108  
D.B. 1510, PG. 1324  
ZONED RS-1



PLAT OF SUBDIVISION AND COMBINATION MADE FOR

RICHARD F. GUERRANT, SARA D. GUERRANT,  
SALLY ANN NELSON & MARGARET P. KESSINGER

SHOWING A 0.013 ACRE PORTION OF LOT A (1.7925 ACRES) PLAT OF SURVEY FOR RICHARD F. & SARA GUERRANT TO BE COMBINED WITH LOT 3 (0.363 ACRE) BELLE AIRE PLACE. CREATING HEREON NEW LOT "A1" (1.7795 ACRE) AND NEW LOT "3A" (0.376 ACRES) SITUATE ON BELLE AIRE CIRCLE AND BELLE AIRE LANE LOCATED IN

Roanoke Virginia  
SCALE 1" = 50' FEBRUARY 13, 1998

BY: JACK G. BESS  
CERTIFIED LAND SURVEYOR  
5422 STARKEY ROAD, S.W.  
ROANOKE, VIRGINIA, 24014

N.B. #93