

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOSEPH HELMS, JR. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT #980002051.

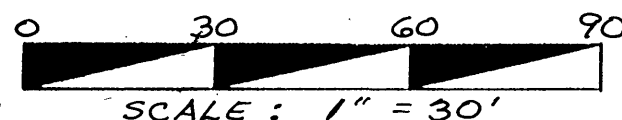
THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OR PROPRIETORS OF THE LAND AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

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

Joseph Helms, Jr.
JOSEPH HELMS, JR. OWNER

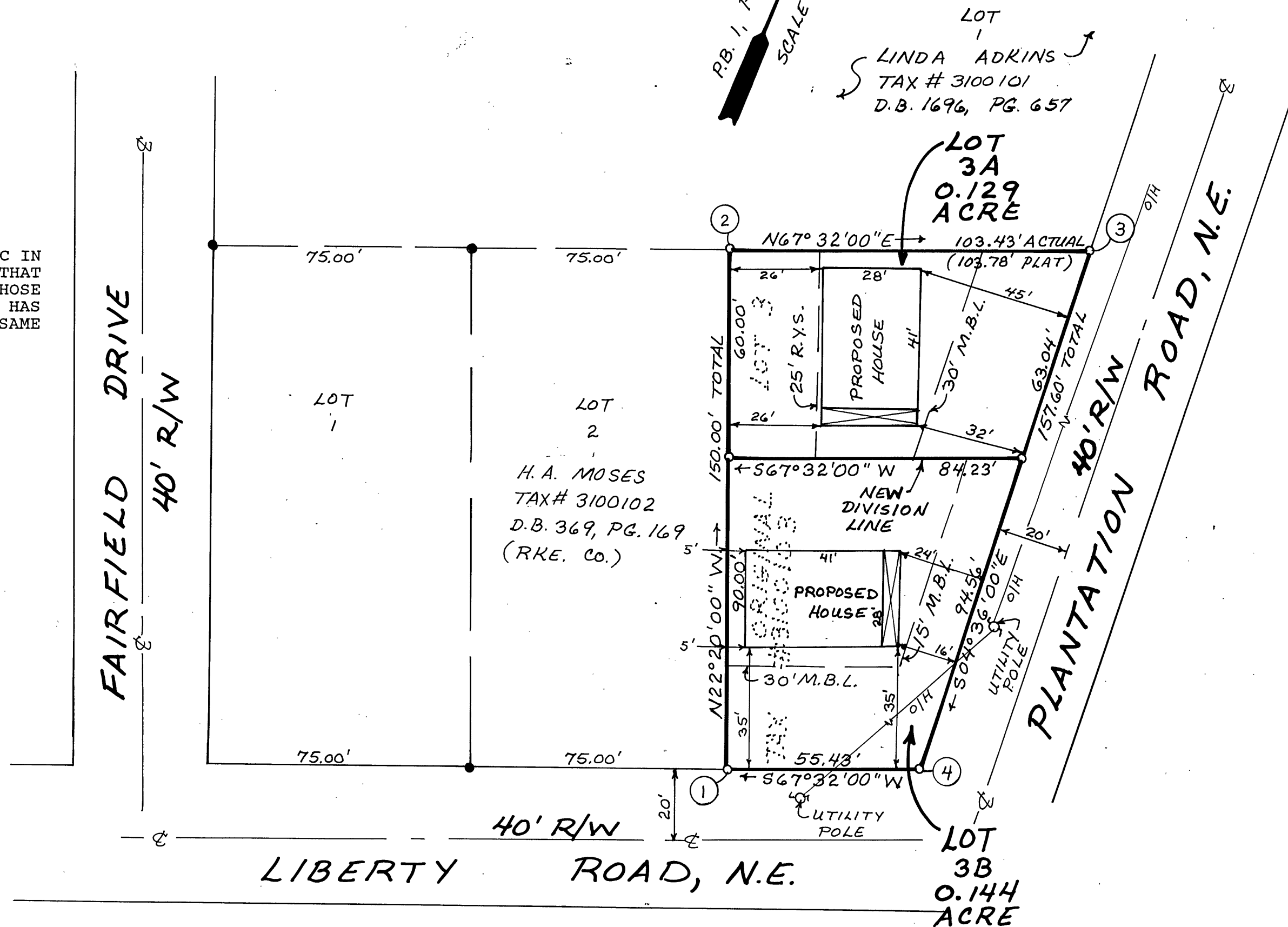
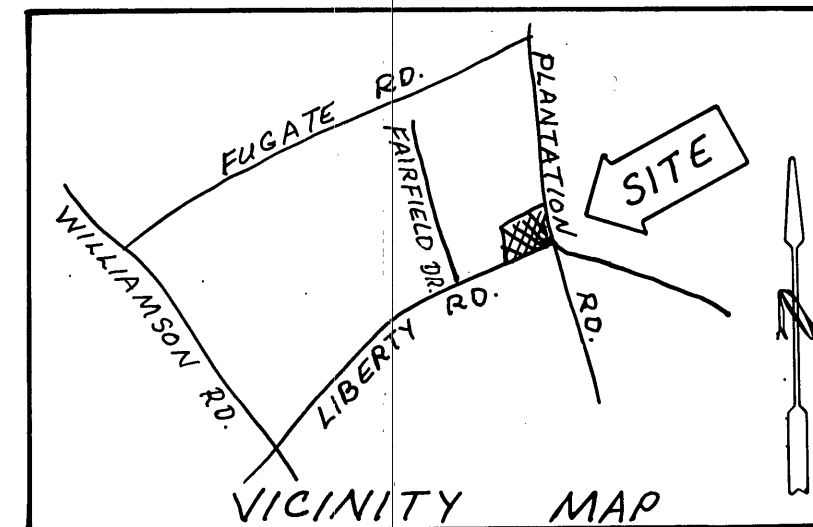
STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Sheila Q. Wright, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Joseph B. Helms, Jr. WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME
ON THIS 6 DAY OF April, 1998.
Sheila Q. Wright
NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 2001.



LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



COORDINATE LIST

CORNER	NORTHING	EASTING
1	1000.0000	5000.0000
2	1138.7483	4943.0008
3	1178.2737	5038.5807
4	1021.1813	5051.2201
1	1000.0000	5000.0000

NOTES:

1. OWNER OF RECORD: JOSEPH HELMS, JR.
2. LEGAL REFERENCE: INSTRUMENT #980002051
3. TAX MAP NUMBER: 3100103
4. NO TITLE REPORT FURNISHED
5. PROPERTY IS CURRENTLY ZONED RM-1

APPROVED: Thrup C. Edrman 4/6/98
ENGINEER, CITY OF ROANOKE DATE
John R. McAden 4-6-98
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

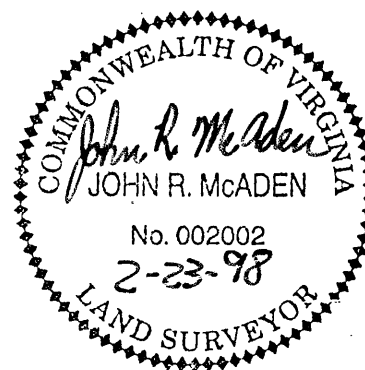
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT O'CLOCK 9:17 A.M. ON THIS 7th DAY OF April, 1998, IN MAP BOOK 2-23-98, PAGE 902002.

BY: ARTHUR B. CRUSH, III, CLERK
CLERK
Arthur B. Crush, III
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
JOHN R. McADEN

002002



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

RESUBDIVISION PLAT FOR
JOSEPH HELMS, JR.
CREATING HEREON LOT 3A (0.129 ACRE) AND LOT 3B (0.144 ACRE)
FROM THE ORIGINAL LOT 3, SECTION 13
AS SHOWN ON MAP OF GUILFORD
PLAT BOOK 1, PAGE 377 (ROANOKE COUNTY)
CITY OF ROANOKE, VIRGINIA
FEBRUARY 23, 1998
JOB NUMBER R9810002

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. SEE FEMA MAP #51161C0028D (EFFECTIVE DATE OCTOBER 15, 1993) PROPERTY IS IN ZONE X UNSHADED.

