

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LARRY D. PENCE AND JAMIE L. PENCE ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON CONTAINING 0.367 ACRE BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE, BEING LOT 7 AND THE WESTERN 35.4 FEET OF LOT 8, BLOCK 16 GRANDIN PLACE MAP RECORDED IN PLAT BOOK 1, PAGE 147 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY THERESA M. KENNEDY BY DEED DATED DECEMBER 8, 1992 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1673, PAGE 557 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED JANUARY 6, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1702, PAGE 1687 TO RICHARD W. BUCHANAN AND LEON P. FERRANCE, TRUSTEES (EITHER OF WHOM MAY ACT) SECURING A NOTE TO FIRST AMERICAN NATIONAL BANK, SUCCESSOR TO CHARTER FEDERAL SAVINGS BANK, BENEFICIARY.

THAT DAVID CHARLES BLACK AND LOUANN LEGNAIOLI BLACK ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON CONTAINING 0.462 ACRE BOUNDED BY OUTSIDE CORNERS 7 THRU 10 TO 7, INCLUSIVE, BEING A PORTION OF LOT 10 AND ALL OF LOTS 11 AND 12, BLOCK 18 GRANDIN PLACE MAP RECORDED IN PLAT BOOK 1, PAGE 147 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY NANCY MUNDY FORD, EXECUTRIX UNDER THE WILL OF JAMES ALEXANDER MUNDY, AKA JAMES A. MUNDY AND JAMES ALEXANDER MUNDY, III BY DEED DATED FEBRUARY 26, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1786, PAGE 653 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED MARCH 7, 1997 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1786, PAGE 658 TO TRSTE, INC., A VIRGINIA CORPORATION, TRUSTEE, SECURING A NOTE TO FIRST UNION MORTGAGE CORPORATION, BENEFICIARY.

SEE ORDINANCE NO. 33633-110397 PERMANENTLY VACATING, DISCONTINUING AND CLOSING A PORTION OF BRUNSWICK AVENUE, S.W. CONNECTING THE 2000 BLOCK OF WINDSOR AVENUE, S.W. TO AN ALLEY.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LAND INTO PARCELS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE AND VACATE ORIGINAL LOT LINES SHOWN DOTTED HEREON AS REQUIRED BY SECTION 15.1-483.1 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS, TRUSTEES AND BENEFICIARIES.

Larry D. Pence 1-30-98
LARRY D. PENCE, OWNER
D.B. 1673, PG. 557

Jamie L. Pence 1-30-98
JAMIE L. PENCE, OWNER
D.B. 1673, PG. 557

DEED OF TRUST
D.B. 1702, PG. 1687

FIRST AMERICAN NATIONAL BANK
BENEFICIARY

TRUSTEE DATE

AUTHORIZED AGENT DATE

David Charles Black
DAVID CHARLES BLACK, OWNER
D.B. 1673, PG. 557

Louann Legnaioli Black
LOUANN LEGNAIOLI BLACK, OWNER
D.B. 1673, PG. 557

DEED OF TRUST
D.B. 1786, PG. 658

FIRST UNION MORTGAGE CORPORATION
BENEFICIARY

TRUSTEE DATE

AUTHORIZED AGENT FOR DATE

STATE OF VIRGINIA
OF _____ TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LARRY D. PENCE AND JAMIE L. PENCE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _____ DAY OF _____, 1998.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:40 O'CLOCK A.M. ON THIS 23 DAY OF April, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Arthur B. Crush, III
DEPUTY CLERK

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

STATE OF VIRGINIA
OF _____ TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, TRUSTEE FOR FIRST AMERICAN NATIONAL BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _____ DAY OF _____, 1998.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

STATE OF VIRGINIA
OF _____ TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, AUTHORIZED AGENT FOR FIRST AMERICAN NATIONAL BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _____ DAY OF _____, 1998.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

STATE OF VIRGINIA
OF _____ TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DAVID CHARLES BLACK AND LOUANN LEGNAIOLI BLACK, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _____ DAY OF _____, 1998.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

STATE OF VIRGINIA
OF _____ TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, TRUSTEE FOR FIRST UNION MORTGAGE CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _____ DAY OF _____, 1998.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

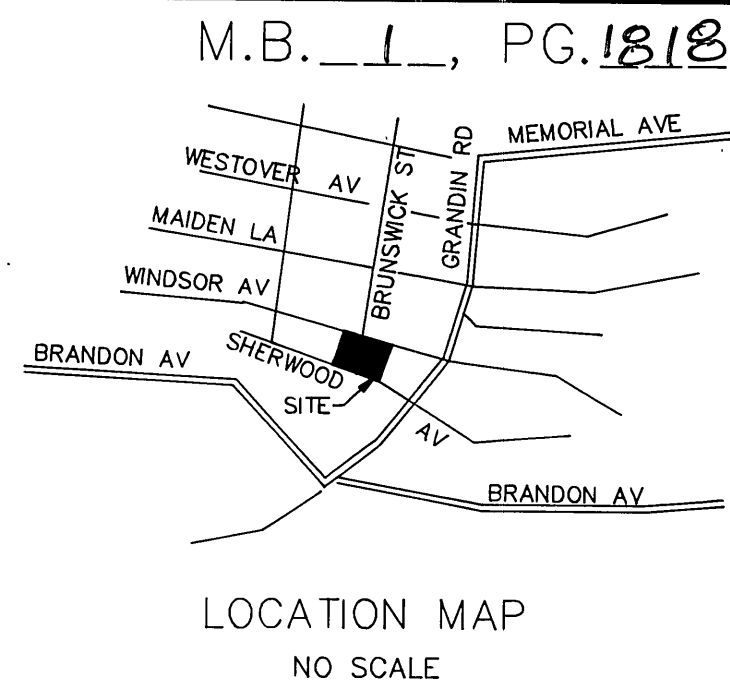
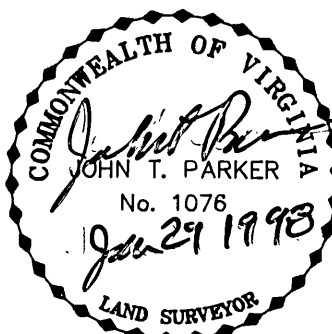
STATE OF VIRGINIA
OF _____ TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, AUTHORIZED AGENT FOR FIRST UNION MORTGAGE CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _____ DAY OF _____, 1998.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

THE PORTION OF BRUNSWICK STREET, S.W. CLOSED AND VACATED IS BASED ON A CURRENT FIELD SURVEY. THE REMAINING PROPERTY IS PLATTED FROM RECORDS. LARRY D. & JAMIE L. PENCE ARE OWNERS OF RECORD, SEE D.B. 1673, PG. 557. DAVID C. & LOUANN L. BLACK ARE OWNERS OF RECORD, SEE D.B. 1786, PG. 653.



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0044 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS OF THE CITY OF ROANOKE SUBDIVISION AND ZONING ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE CITY OF ROANOKE ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION

CITY ENGINEER - CITY OF
ROANOKE

VACATION AND COMBINATION PLAT FOR LARRY D. & JAMIE L. PENCE AND DAVID C. & LOUANN L. BLACK

SHOWING ALL OF LOT 7 AND A PORTION OF LOT 8, BLOCK 16 MAP OF GRANDIN PLACE, P.B. 1, PG. 147 AND THE EAST ONE HALF OF BRUNSWICK STREET, S.W. CLOSED AND VACATED BY ORD. NO. 33633-11039 DATED NOV. 3, 1997, BEING COMBINED AND CREATING HEREON LOT 7-A CONTAINING 0.496 ACRE ALSO SHOWING ALL OF LOTS 11 & 12 AND A PORTION OF LOT 10, BLOCK 18 MAP OF GRANDIN PLACE, P.B. 1, PG. 147 AND THE WEST ONE HALF OF BRUNSWICK STREET, S.W. CLOSED AND VACATED BY ORD. NO. 33633-11039 DATED NOV. 3, 1997, BEING COMBINED AND CREATING HEREON LOT 11-A CONTAINING 0.591 ACRE SITUATE ON WINDSOR AVENUE, S.W. ROANOKE, VIRGINIA

TAX # 144-0523
144-0601
CALC: LRD
DRAWN: LRD/175

SCALE: 1" = 30'
DATE: DECEMBER 29, 1997
W.O. 97-1462
N.B. G-187
REV: JANUARY 29, 1998



TPP&S T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153

SHEET 1 OF 2
M.B. 1, PG. 1818