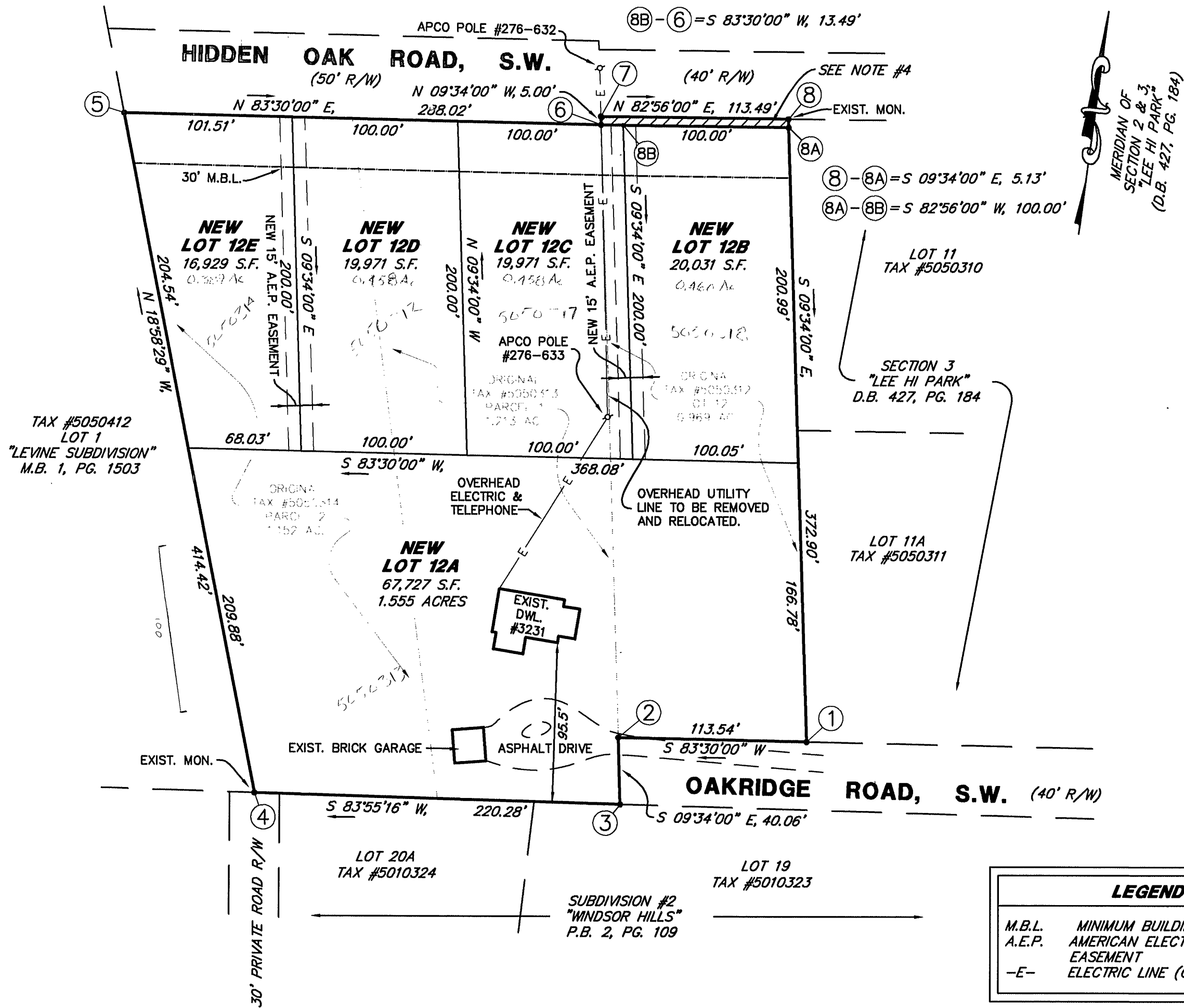




<i>BOUNDARY COORDINATES</i>		
<i>ORIGIN OF COORDINATES ASSUMED</i>		
<i>COR.</i>	<i>NORTHING</i>	<i>EASTING</i>
1	5000.00000	5000.00000
2	4987.14691	4887.18985
3	4947.64403	4893.84763
4	4924.31716	4874.80886
5	5316.21678	4540.06037
6	5348.82157	4826.22893
7	5353.75203	4825.39796
8	5367.71404	4938.02585
1	5000.00000	5000.00000
<i>TOTAL AREA = 3.334 AC.</i>		

NOTES.

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS AND ENCUMBRANCES NOT SHOWN HEREON.
2. THIS PROPERTY, AS PLATTED, DOES NOT FALL WITHIN THE LIMITS OF THE FEDERAL INSURANCE RATE MAP 100 YEAR FLOOD PLAIN. THIS OPINION IS BASED ON AN INSPECTION OF THE FEMA MAPS AND IS NOT BASED ON ACTUAL FIELD ELEVATIONS. (SEE CITY OF ROANOKE COMMUNITY PANEL NO. 510130 0044 D, FEMA MAP NUMBER 51161C0044 D, DATED 15 OCTOBER 1993.)
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. AREA BOUNDED BY CORNERS 8, 8A, 8B, 6, 7 TO 8, INCLUSIVE, CONTAINING 582 SQ. FT. (0.013 AC.) IS HEREBY DEDICATED TO THE CITY OF ROANOKE FOR STREET PURPOSES.

APPROVED.

John Hanner
AGENT, ROANOKE CITY PLANNING COMMISSION

4/24/98
DATE

Charles M. Huffine
CITY ENGINEER, ROANOKE, VIRGINIA

4/24/99
DATE

LEGEND

M.B.L. MINIMUM BUILDING LINE
A.E.P. AMERICAN ELECTRIC POWER
EASEMENT
-E- ELECTRIC LINE (OVERHEAD)

KNOW ALL MEN BY THESE PRESENTS TO WIT,

THAT JOHN M. CASSELL AND PAMELA K. CASSELL ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 8 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED OCTOBER 7 1997, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, BY INSTRUMENT #970021557, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO RONALD LEON MOORE AND LAWRENCE M. RENFROE, SECURING THE BANK OF FLOYD, BENEFICIARY, DATED OCTOBER 24, 1997, AND RECORDED IN THE AFORESAID CLERK'S OFFICE BY INSTRUMENT #970021558.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE CITY LAND SUBDIVISION ORDINANCE.

THE SAID OWNERS, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE THE LAND ALONG HIDDEN OAK ROAD FOR STREET PURPOSES (SEE NOTE #4).

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 23RD DAY OF APRIL, 1998.

BY: John M. Cassell
JOHN M. CASSELL, OWNER

BY: Pamela K. Cassell
PAMELA K. CASSELL, OWNER

BY: Ronald Leon Moore
RONALD LEON MOORE, TRUSTEE

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE
AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JOHN M.
CASSELL AND PAMELA K. CASSELL, OWNERS, WHOSE NAMES ARE SIGNED TO
THE FOREGOING WRITING DATED 14 JANUARY, 1998, HAVE PERSONALLY
APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND
ACKNOWLEDGED THE SAME ON APRIL 21, 1998.

MY COMMISSION EXPIRES MARCH 31, 2000

Julene M. Thomas
NOTARY PUBLIC

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE
AFORSAID COUNTY AND STATE DO HEREBY CERTIFY THAT RONALD
LEON MOORE, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING DATED 14 JANUARY, 1998, HAS PERSONALLY APPEARED
BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED
THE SAME ON APRIL 23, 1998.

MY COMMISSION EXPIRES MARCH 31, 2000

Shelene M. Thomas
NOTARY PUBLIC

PLAT SHOWING

"BENJAMIN OAKS"

PROPERTY OF

JOHN M. CASSELL
& PAMELA K. CASSELL

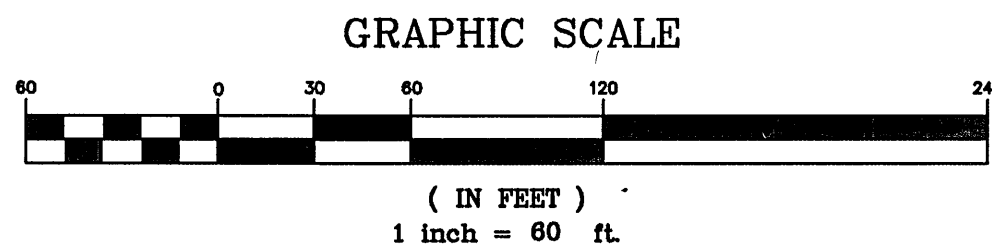
BEING

THE RESUBDIVISION OF
ORIGINAL PARCEL 1 & 2,
JOHN Q. ADAMSON MAP (RKE. CO. D.B. 244, PG. 281)
AND ORIGINAL LOT 12, SECTION 3,
LEE HI PARK (RKE. CO. D.B. 427, PG. 184)
ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 14 JANUARY 1998

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

COMM. #97-374



THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.