

THIS ORIGINAL PLAT HAS
NOT BEEN REDUCED

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DAVID S. WOOD 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 IN DEED BOOK 1789, PAGE 694.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.1-485 THRU 16.1-486 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:

David S. Wood
DAVID S. WOOD, OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, BS (JACAN), A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
DAVID S. Wood, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME
ON THIS 12th DAY OF August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 2001.

APPROVED: Charles M. Huffing 8-17-98
ENGINEER, CITY OF ROANOKE DATE
John Thomas Fasselli 8/17/98
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 THERE TO ANNEXED, ADMITTED TO RECORD AT 4:05
O'CLOCK P.M. ON THIS 17 DAY OF August, 1998, IN MAP
BOOK 1, PAGE 1831.

BY: Arthur B. Puck, Jr.
CLERK


DEPUTY CLERK

SCALE: 1" = 20'
D.B. 1789, PG. 694

N/F
ANDREW & EMILY HOLT
D.B. 902, PG. 470
TAX # 4110517

N/F
BENJAMIN CARR AND
GLENDA COOKE
D.B. 1789, PG. 1208
TAX # 4110503

BENJAMIN
GLENDAL
D.B. 1789, P
TAX # 4110
ADJOINER'S
BLDG. BLDG.
30' M. B. L.

OLD LOT LINE
HEREBY VACATED

EXISTING
BLOCK
BLDG.
#1301

③ $572^{\circ}34'00''W \rightarrow 58.60'$
 $29.85'$ $28.75'$

PARCEL A
0.181 ACRE

50' R/W

13TH STREET, S.E.

50' R/W

WISE AVENUE, S.E.

I FURTHER CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN, L.S.

002002

THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A
100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT
FEMA MAPS. PROPERTY IS IN FLOOD HAZARD. ZONE AE.
(SEE MAP #51161C0046D - EFFECTIVE DATE:10/15/93)

M.B. 1 PG. 1851

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

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	1000.00000	5000.00000
2	1017.55632	5055.90828
3	889.42523	5096.14401
4	871.86891	5040.23573
1	1000.00000	5000.00000

NOTES:

1. OWNER OF RECORD: DAVID S. WOOD
2. LEGAL REFERENCE: DEED BOOK 1789, PAGE 694
3. TAX MAP NUMBER: 4110501 AND 4110520
4. NO TITLE REPORT FURNISHED
5. PROPERTY IS CURRENTLY ZONED LM

**COMBINATION PLAT
FOR
DAVID S. WOOD
COMBINING PARCELS 1 AND 2
DEED BOOK 1789, PAGE 694
CREATING HEREON
PARCEL A (0.181 ACRE)
SITUATED ON WISE AVENUE, S.E.
AND 13TH STREET, S.E.
CITY OF ROANOKE, VIRGINIA
MAY 19, 1998
JOB #R9810028**

BALZER
AND ASSOCIATES, INC.
BVINE
REFLECTING TOMORROW