

LEGEND

CONC MON=CONCRETE MONUMENT
P.U.E.=PUBLIC UTILITY EASEMENT
DEPT OF INT=DEPARTMENT OF INTERIOR
N.P.S.=NATIONAL PARK SERVICE
OHW=OVERHEAD WIRES
U=UTILITY POLE
CL=CENTERLINE
RD=ROAD

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JAMES D. CLAYTOR AND SARAH CLAYTOR ARE THE FEE SIMPLE OWNERS OF TWO PARCELS OF LAND SHOWN HEREON KNOWN AS ALL OF LOT 5 AND LOT 6, BLOCK 12, SECTION 2, SOUTHERN HILLS, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 3, PAGE 55, BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY LEO, INC. BY DEED DATED JUNE 18, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE VIRGINIA AS INSTRUMENT NUMBER 980008659.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LAND INTO A LOT AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND VACATE OLD LOT LINE 4-8 SHOWN DOTTED HEREON AS REQUIRED THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

NEW 15' ACCESS EASEMENT DEDICATED TO THE CITY OF ROANOKE FOR ACCESS TO LOT 4, BLOCK 12, SECTION 2, SOUTHERN HILLS. WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

JAMES D. CLAYTOR, OWNER DATE SARAH CLAYTOR, OWNER DATE
INST. NO. 980008659 INST. NO. 980008659

STATE OF VIRGINIA City OF Roanoke TO WIT:

I, Tammy P. Bratcher, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES D. CLAYTOR AND SARAH CLAYTOR, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 24 DAY OF September, 1998.

MY COMMISSION EXPIRES: 5/31/02
Tammy P. Bratcher NOTARY PUBLIC

LOT 7
PROPERTY OF
BLUE EAGLE PARTNERSHIP
TAX # 547-0707
D.B. 1754, PG. 1434

LOT 6
TAX # 547-0706

PROPERTY OF
CITY OF ROANOKE
TAX # 545-0104

PROPERTY OF
SPRINGWOOD ASSOCIATES
TAX # 544-0101
D.B. 1714, PG. 610

VACATION AND COMBINATION PLAT FOR
JAMES D. & SARAH CLAYTOR

SHOWING LOT 5 AND LOT 6, BLOCK 12, SECTION 2
SOUTHERN HILLS, P.B. 3, PG. 55
BEING COMBINED TO CREATE NEW LOT 5-A (0.988 ACRE)
SITUATE ON VAN WINKLE ROAD, S.W.
ROANOKE, VIRGINIA

TAX # 547-0705 DATE: SEPTEMBER 23, 1998
547-0706 SCALE: 1" = 30'
CALC: LRD W.O. 98-0712
DRAWN: LRD/190 N.B. F-24

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:07 P.M. ON THIS 27th DAY OF Sept, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: KATH CHRY DEPUTY CLERK

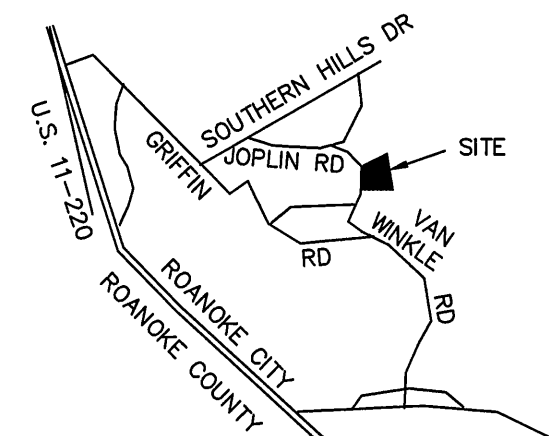
CLOSED BY LRD

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

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	DISTANCE	BEARING	DELTA
"A"	122.42'	66.73'	34.22'	65.91'	N 05°02'00" W	31°13'58"
"B"	90.00'	10.01'	5.01'	10.00'	N 23°50'00" W	06°22'10"
"C"	122.42'	8.53'	4.27'	8.53'	N 08°35'13" E	03°59'33"
"D"	82.08'	101.17'	58.14'	94.89'	N 35°00'23" E	70°37'15"
"E"	262.37'	59.66'	29.96'	59.53'	N 06°49'05" E	13°01'41"
"F"	134.52'	31.79'	15.97'	31.71'	N 04°40'41" W	13°32'17"

MERIDIAN OF
P.B. 3, PG. 55



LOCATION MAP
NO SCALE

COORDINATES

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	5128.54	5143.09
3	5029.92	5181.81
4	4965.32	5204.91
5	4871.17	5238.60
6	4805.48	5054.94
7	4871.13	5049.16
8	4905.03	5036.38
9	4990.85	5004.04
1	5000.00	5000.00

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

GENERAL NOTES:

- 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.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0062 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

BOUNDARY NOTE:

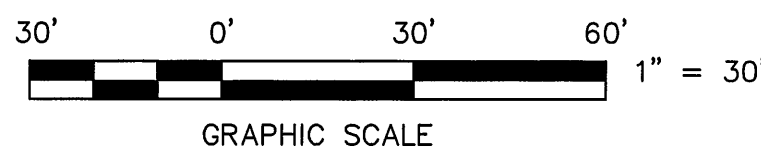
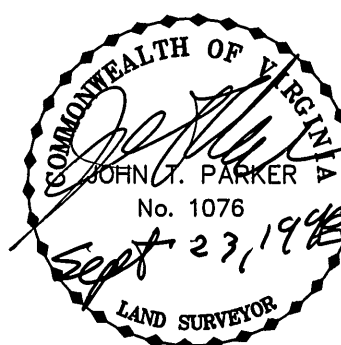
THIS PLAT VACATES THE PROPERTY LINE BETWEEN LOT 5 & LOT 6, BLOCK 12, SECTION 2, SOUTHERN HILLS (TAX NO. 547-0705 AND 547-0706) AND COMBINES THE LOTS CREATING HEREON NEW LOT 5-A 0.988 ACRE.

APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION

Charles M. Huffine 9/28/99
CITY ENGINEER - CITY OF ROANOKE

THIS VACATION AND COMBINATION PLAT
IS BASED ON A CURRENT FIELD
SURVEY. JAMES D. & SARAH
CLAYTOR ARE THE OWNERS OF
RECORD, SEE INST. NO. 980008659.



TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 89
PLANNERS Salem, Virginia 24153

M.B. 1, PG. 1867