

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT R. MICHAEL COOLEY AND FAYE S. COOLEY ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.67 ACRE BOUNDED BY OUTSIDE CORNERS 1A, 2, 2B, 2A, 3, 4, 4A, 4B, 1C, 1B TO 1A INCLUSIVE AND KNOWN AS LOTS 13-B AND 13-A, R. MICHAEL AND FAYE S. COOLEY SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGE 1320 BEING A RESUBDIVISION OF LOT 13, BLOCK 12, MAP OF IDLEWILD PARK RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 1, PAGE 258, AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY INDIA K. ENGLAND AND MARGARET K. PETRUZZO BY DEED DATED MAY 10, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1713, PAGE 535. THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE AND VACATE LINE 2A-4A SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

R. Michael Cooley  
R. MICHAEL COOLEY, OWNER DATE  
D.B. 1713, PG. 535

Faye S. Cooley  
FAYE S. COOLEY, OWNER DATE  
D.B. 1713, PG. 535

STATE OF VIRGINIA  
COUNTY OF ROANOKE  
TO WIT:

I, FORREST R. DTEY, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT R. MICHAEL COOLEY AND FAYE S. COOLEY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 27TH DAY OF JANUARY, 1999.

MY COMMISSION EXPIRES:

1/30/2002  
NOTARY PUBLIC

APPROVED:

John Thomas Jussell 2/3/99  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION

Charles M. Huffine 2/3/99  
CITY ENGINEER - CITY OF ROANOKE DATE

BOUNDARY NOTE:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 341-0325 AND TAX PARCEL NO. 341-1326 BEING A PORTION OF ORIGINAL LOT 13, BLOCK 12, IDLEWILD PARK (0.67 AC.) NOW KNOWN AS LOT 13-B AND LOT 13-C, R. MICHAEL & FAYE S. COOLEY SUBD. AND CREATES HEREON NEW LOT 13-C-1, (0.26 AC.) AND NEW LOT 13-B-1, (0.41 AC.).

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 10:35 O'CLOCK 4 M. ON THIS 5 DAY OF February, 1999.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Kathy M. Molodan  
DEPUTY CLERK

CLOSED BY LRD

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

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0046 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

LEGEND:

SEP = SCREENED ENCLOSED PORCH  
M.B.L. = MINIMUM BUILDING LINE

