

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT MICHAEL W. & SUSAN S. DOBBS ARE THE FEE SIMPLE OWNERS
OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS A THROUGH G
TO A INCLUSIVE, SAID PROPERTY HAVING BEEN CONVEYED TO SAID
OWNERS BY INSTRUMENT OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 98006814.

THE SAID OWNERS CERTIFY THAT THIS PLATTING AND SUBDIVISION OF LAND
AS SHOWN HEREON HAS BEEN MADE WITH THEIR CONSENT AND IN ACCORDANCE
WITH THEIR WISHES AND DESIRES AS REQUIRED BY SECTION 15.2-2240
THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE,
AND AS REQUIRED BY THE SUBDIVISION AND ZONING ORDINANCES OF THE
CITY OF ROANOKE, VIRGINIA.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

BY: Michael W. Dobbs DATE _____
MICHAEL W. DOBBS
Susan S. Dobbs DATE _____
SUSAN S. DOBBS

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Roanoke

L. Maria M. Pease, A NOTARY PUBLIC IN AND FOR THE
AFORESAID City AND STATE, DO HEREBY CERTIFY THAT
MICHAEL W. DOBBS & SUSAN S. DOBBS

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED
THE SAME ON 26 January, 1999

MY COMMISSION EXPIRES ON September 30, 2000

L. Maria M. Pease
NOTARY PUBLIC

APPROVED: John Thomas Smith 2/3/99
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

Charles M. Huffine 2/3/99
CITY ENGINEER, ROANOKE VIRGINIA DATE

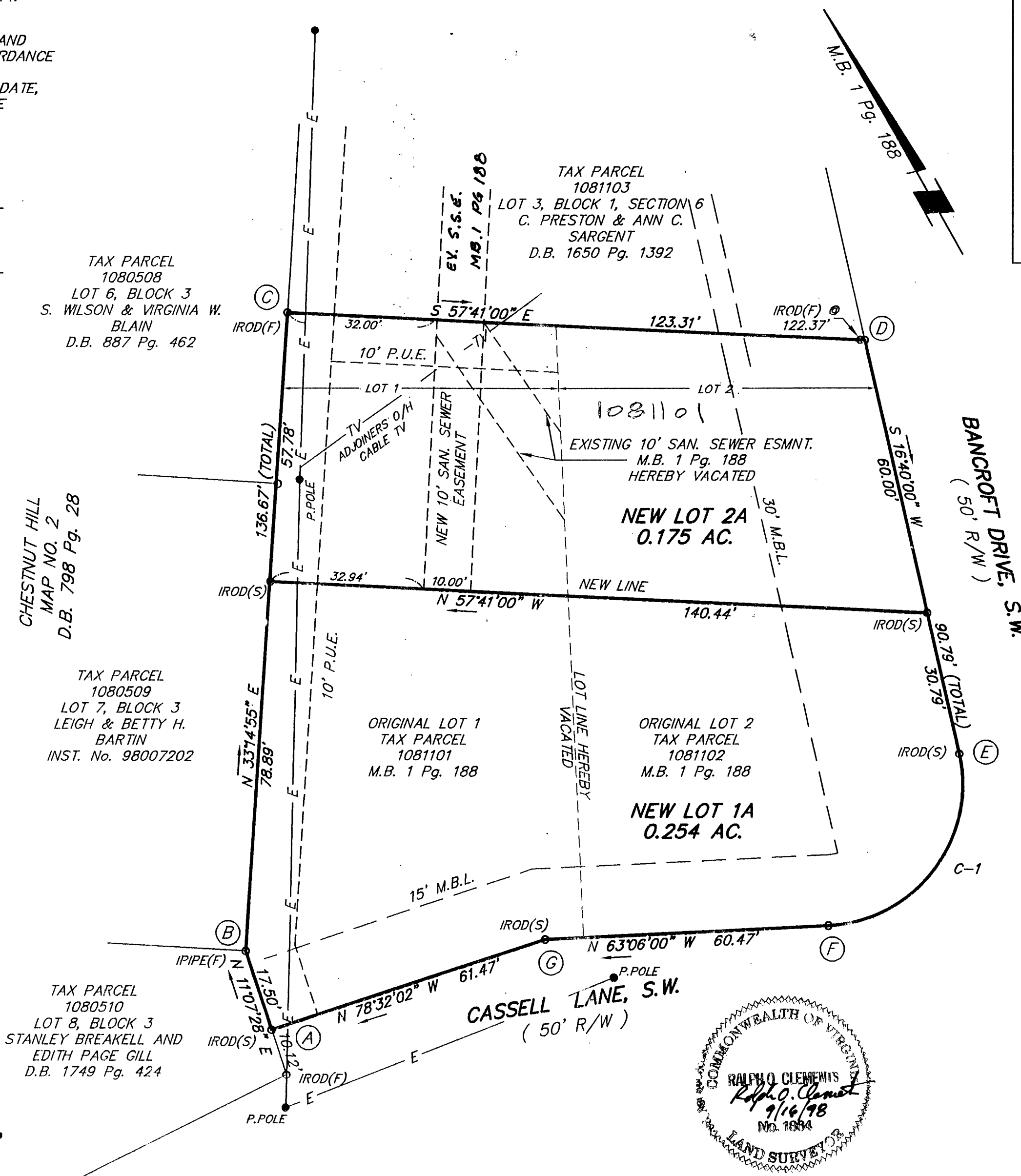
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA,
THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ANNEXED IS ADMITTED
TO RECORD ON Feb 8, 1999, AT 1:30 O'CLOCK P.M.

TESTEE: Danthon B. Crank III, CLERK

Patty Humphreys
DEPUTY CLERK

THIS ORIGINAL SCALE DRAWING HAS NOT BEEN REDUCED

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	30.00'	52.48'	35.90'	46.04'	S 66°47'00" W	100°14'00"



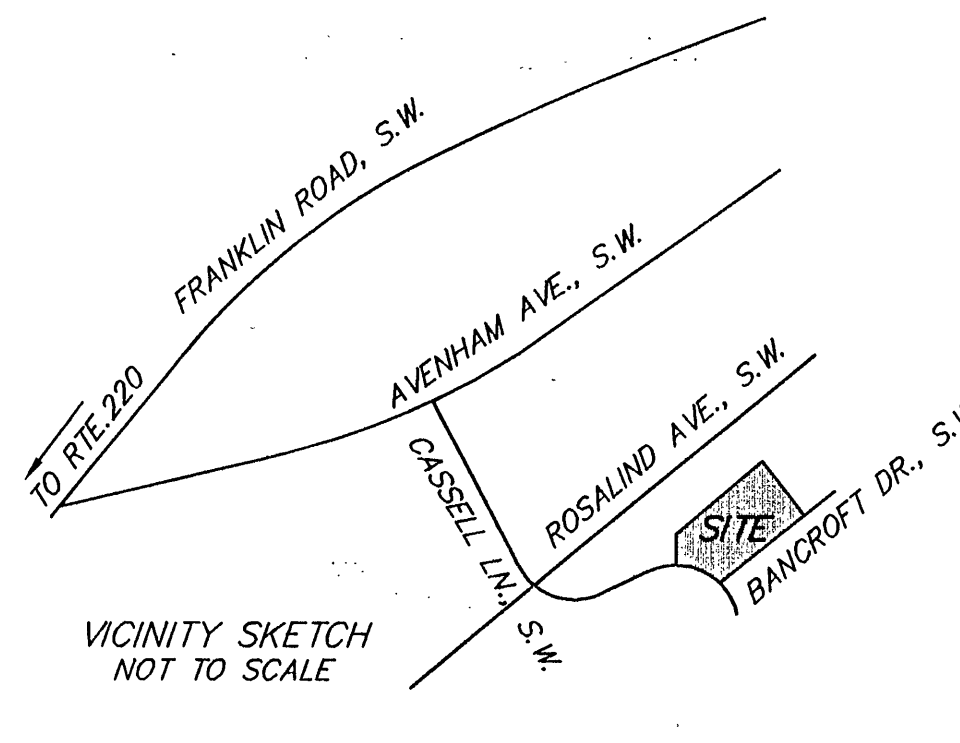
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION IS BASED
ON A CURRENT FIELD SURVEY AND WAS MADE BY ME AT THE
DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION
IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE
SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON
THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION
AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE
MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA
STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS,
AND LANDSCAPE ARCHITECTS.

Ralph O. Clements
RALPH O. CLEMENTS
Land Surveyor # 1864

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL
ENCUMBRANCES UPON THE PROPERTY.
- THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED
FLOOD HAZARD ZONE AS OF OCT. 15, 1993 F.E.M.A. STUDIES.
THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A.
COMMUNITY PANEL No. 510130 0044 D.
- LOCATIONS SHOWN FOR ALL UNDERGROUND IMPROVEMENTS ARE
APPROXIMATE ONLY AND ARE INTENDED EXPRESSLY FOR
INFORMATIONAL PURPOSES.



BOUNDARY COORDINATES ASSUMED DATUM

A	N 1158.58017	E 11394.28545
B	N 1175.79096	E 11397.66987
C	N 1290.44876	E 11472.31933
D	N 1224.52745	E 11576.52939
E	N 1137.55158	E 11550.49053
F	N 1119.40217	E 11508.17876
G	N 1146.76089	E 11454.25176
A	N 1158.58017	E 11394.28545

AREA SUMMARY

NEW LOT 1	= 0.254 AC
NEW LOT 2	= 0.175 AC
TOTAL	= 0.429 AC

PLAT OF RE-SUBDIVISION FOR
MICHAEL W. DOBBS
AND
SUSAN S. DOBBS
OF LOTS 1 AND 2, BLOCK 1, SECTION 6
CHESTNUT HILLS
M.B. 1 Pg. 188
HEREBY CREATING
NEW LOT 1A AND NEW LOT 2A
CITY OF ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C.
SURVEYORS & PLANNERS
313 LUCK AVENUE
ROANOKE, VIRGINIA 24016
(540) 343-6685

DATE: 9/16/98	SCALE: 1"=20'
CALC: JRA	DRAWN BY: JRA
CREW: ROC	F.B.: 96.04
CALC. CHK: <u>Roc</u>	PLAT CHK: <u>Roc</u>
JOB NO.: 698029	