

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT GARY L. JOHNS IS THE FEE SIMPLE OWNER OF
A TRACT OF LAND BOUNDED BY CORNERS 1, 2, 5, 6, TO 1,
INCLUSIVE, KNOWN AS A PORTION OF LOT 39 AND ALL
OF LOT 40, EDGEWOOD RECORDED IN THE CLERK'S
OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA IN PLAT BOOK 1, PAGE 122 AND BEING ALL OF THE
PROPERTY CONVEYED TO SAID OWNER BY THE SECRETARY
OF HOUSING AND URBAN DEVELOPMENT BY DEED
DATED JANUARY 18, 1999 AND RECORDED IN THE CLERK'S
OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA AS INSTRUMENT NO. 990000792

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED
THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH HIS 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.

WITNESS THE SIGNATURE AND SEALS OF THE SAID OWNER.

Gary L. Johns 2/5/99
GARY L. JOHNS DATE
OWNER
INSTR. NO. 990000792

STATE OF VIRGINIA
COUNTY OF ROANOKE
TO WIT:

I, FORREST R. OTTEY A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
GARY L. JOHNS, WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION
ON THIS 5TH DAY OF FEBRUARY 1999.

MY COMMISSION EXPIRES:

11/30/2002
Forrest R. Ottey
NOTARY PUBLIC

GENERAL NOTES:

1. 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.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X"
AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO 51161C0041 D,
EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID
MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS
OF THE CITY OF ROANOKE SUBDIVISION AND ZONING ORDINANCES AND IS NOT
IMPOSED AS A PRIVATE RESTRICTION. THE CITY OF ROANOKE ZONING ORDINANCE
REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

BOUNDARY NOTE:

THIS PLAT RESUBDIVIDES EXISTING TAX NO PARCEL NO. 609-0470
BEING PART OF LOT 39 AND ALL OF LOT 40 EDGEWOOD (1.208 ACRE)
AND CREATES HEREON LOT 40A (0.397 ACRE), LOT 40B (0.378 ACRE)
AND LOT 40C (0.433 ACRE).

APPROVED:

John Thomas Smith 2/9/99
AGENT CITY OF ROANOKE PLANNING COMMISSION DATE

Philip C. Schirmer 2/09/99
CITY ENGINEER - CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE
VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 2:13
O'CLOCK P.M. ON THIS 9 DAY OF FEBRUARY, 1999.

TESTE: *Arthur B. Crush III* ARTHUR B. CRUSH, III,
CLERK

BY: *Ruthy M. Hadden*
DEPUTY CLERK

CLOSED BY JD

LEGEND:
M.B.L.= MINIMUM BUILDING LINE
OHW= OVERHEAD WIRE
CB= CINDERBLOCK
STY= STORY
FR= FRAME

PROPERTY OF
DAVID H. & KAREN L. WITT
LOT 6 BLK 2
ROLLING WOODS
D.B. 1562 PG. 456
TAX NO 609-0206

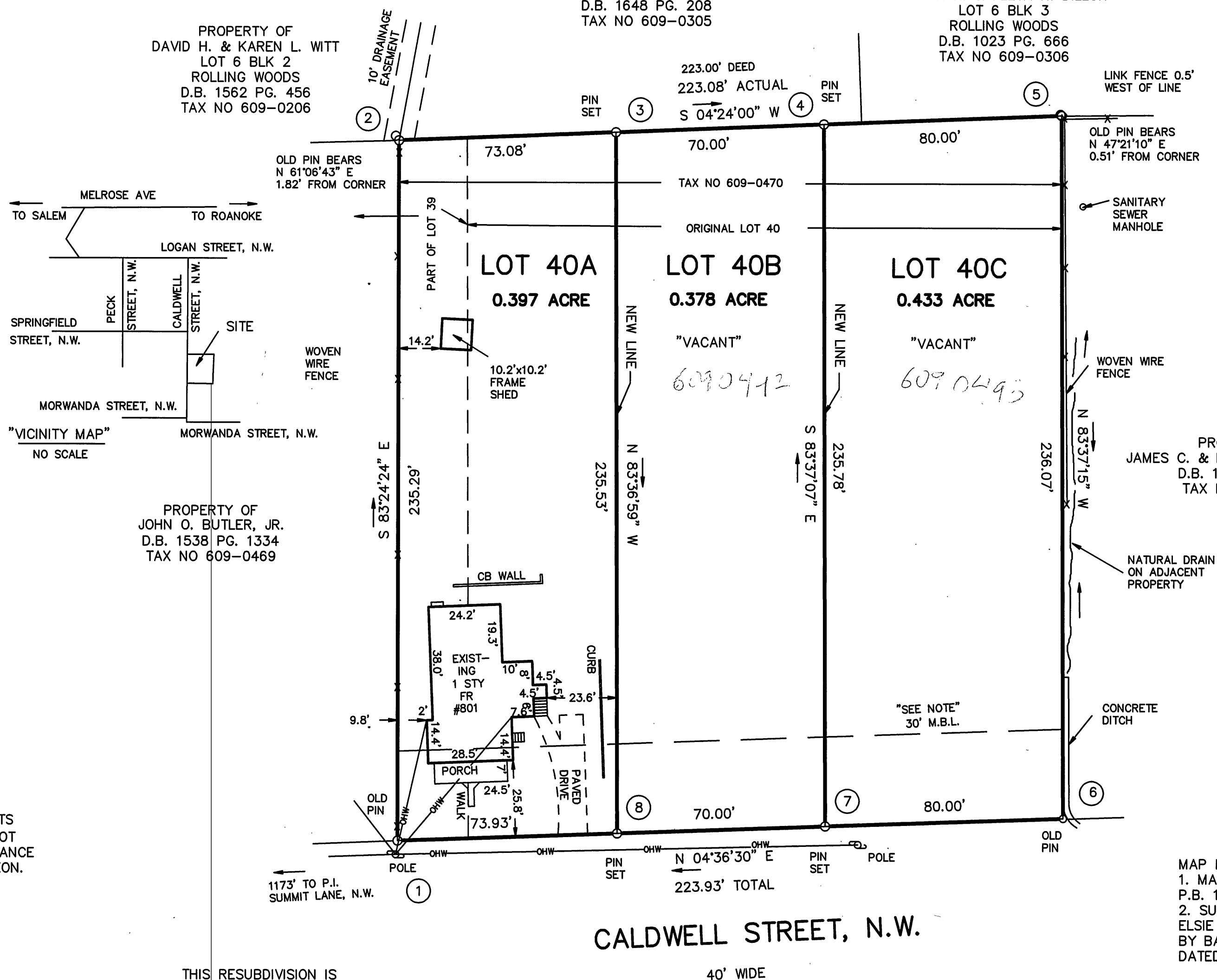
THIS IS AN ORIGINAL SIZE DRAWING AND HAS NOT BEEN REDUCED.

PROPERTY OF
RALPH WILKERSON
LOT 5 BLK 3
ROLLING WOODS
D.B. 1648 PG. 208
TAX NO 609-0305

PROPERTY OF
ROGER K. & FLETA H. DILLON
LOT 6 BLK 3
ROLLING WOODS
D.B. 1023 PG. 666
TAX NO 609-0306

M.B. 1 PG. 1922

MERIDIAN OF P.B. 1 PG. 122

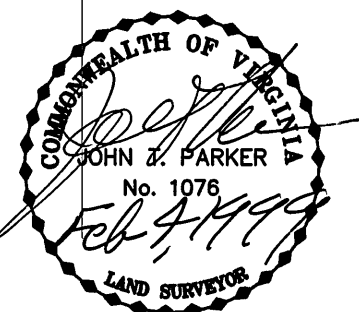


PROPERTY OF
JOHN O. BUTLER, JR.
D.B. 1538 PG. 1334
TAX NO 609-0469

PROPERTY OF
JAMES C. & MARGARET U. MARTIN
D.B. 1440 PG. 1169
TAX NO 609-0471

MAP REFERENCES:
1. MAP OF EDGEWOOD
P.B. 1 PG. 122
2. SURVEY FOR
ELSIE P. STROUTH
BY BALZER & ASSOCIATE
DATED JAN. 11, 1993

THIS RESUBDIVISION IS
BASED ON A CURRENT
FIELD SURVEY. PROPERTY
OWNER OF RECORD IS
GARY C. JOHNS
SEE INSTR. NO. 990000792



CALDWELL STREET, N.W.

40' WIDE

RESUBDIVISION FOR

GARY L. JOHNS

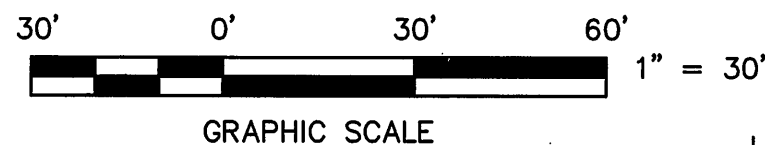
SHOWING RESUBDIVISION OF PART OF LOT 39 AND ALL OF LOT 40 (1.208 ACRES)
EDGEWOOD
P.B. 1, PG. 122
CREATING HEREON NEW LOTS 40A, (0.397 ACRE), LOT 40B (0.378 ACRE) AND LOT 40C (0.433 ACRE)
SITUATE ON CALDWELL STREET, N.W.
ROANOKE, VIRGINIA.

TAX # 609-0470
N.B. WW 163 DRAWN JD 282
CALC. LRD CHK'D LRD



TPP&S T. P. PARKER & SON
ENGINEERS 818 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153

SCALE: 1"= 30'
DATE: 4 FEB. 1999
W.O.: 99-0012



M.B. 1 PG. 1922