

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KENNETH NELSON POTTER AND STACY S. POTTER ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 9 THRU 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1582 AT PAGES 83 THRU 86.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND SHOWN  
HEREON WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465  
THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER  
PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION  
ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES ON THIS 27 DAY OF April, 1999

KENNETH NELSON POTTER

STACY S. POTTER

STATE OF VIRGINIA  
CITY OF ROANOKE TO WIT:

I, HAZEL ROBERTSON A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, CERTIFY THAT THOSE NAMES SIGNED TO THE FOREGOING INSTRUMENT HAVE PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMIS

GENERAL NOTES:

1. PROPERTY IS ZONED RS-3
2. THIS PROPERTY IS NOT WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN. PROPERTY IS IN ZONE "X". REFERENCE TO FIRM MAP #51161C0048 D EFFECTIVE DATE OCTOBER 15, 1993.
3. NEW LOT "1A" IS COMPRISED OF ORIGINAL LOTS 5, 6, 7, AND 8 - BLOCK 18 OF THE ROANOKE GAS AND WATER COMPANY MAP AND LOT 1 OF THE HUGHSON AND WHITE MAP (WALNUT HILL LOTS) AND IS THE MAJOR PORTION OF TAX PARCEL No. 4041405.
4. NEW LOT "2A" IS COMPRISED OF ORIGINAL LOTS 2, 3, 4 AND 5 OF THE HUGHSON AND WHITE MAP (WALNUT HILL LOTS).
5. THE PRESENT OWNER OF NEW LOT "2A" ACKNOWLEDGES AND FUTURE OWNERS OF NEW LOT "1A" ARE HERBY PUT ON NOTICE THAT GRAVITY SEWER FROM NEW LOT "1A" TO CITY SEWER IN IVY STREET S.E. IS NOT AVAILABLE. A PRIVATE PUMPING FACILITY WILL BE REQUIRED. THE CITY WILL REQUIRE THE DEVELOPER TO INSTALL A SEWER MANHOLE AT A POINT OF CONNECTION BETWEEN PUMP LINE (FORCE MAIN) AND GRAVITY LATERAL IN IVY STREET S.E. OR EXTENSION OF SANITARY SEWER FROM THE INTERSECTION OF IVY STREET S.E. AND WOODBINE STREET S.E. TO CAPTION PROPERTY.

MAP REFERENCES:

MAP OF ROANOKE GAS AND WATER COMPANY  
BLOCK 18  
P.B. 1 PG. 219

HUGHSON AND WHITE MAP (WALNUT HILL LOTS)  
D.B. 416 PG. 349

APPROVED:

Charles M. Huffing 4/27/99  
CITY ENGINEER, CITY OF ROANOKE, VA. DATE




John H. H. H. H. H. 4/27/99  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT  
OF THE CITY OF ROANOKE VIRGINIA, THIS MAP  
IS PRESENTED AND WITH THE CERTIFICATE OF  
ACKNOWLEDGEMENT THERETO ANNEXED AND  
ADMITTED TO RECORD AT 9:05 O'CLOCK A.M. ON  
THIS 28 DAY OF April, 1999.

TESTE: ARTHUR B. CRUSH III  
CLERK OF COURT

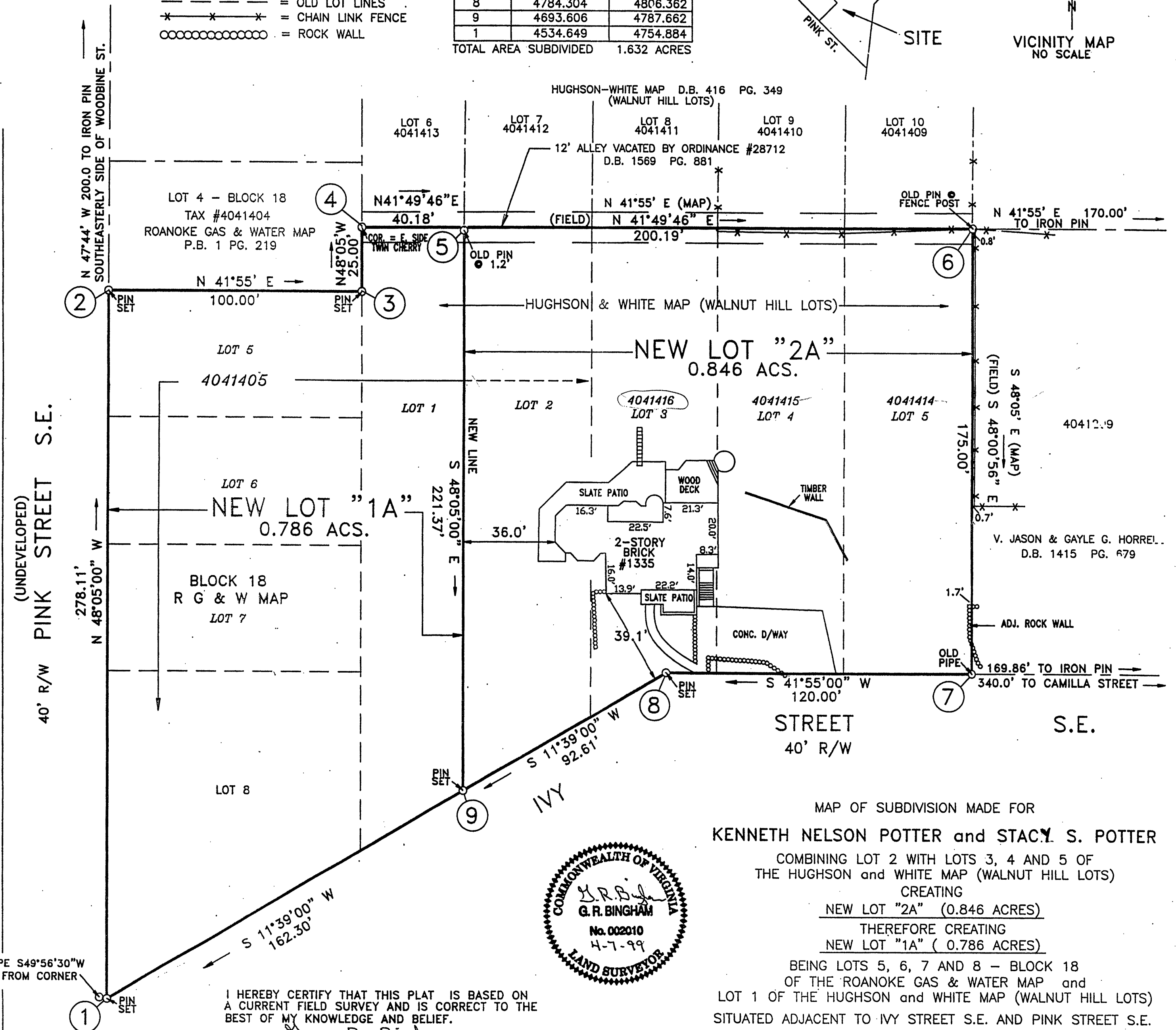
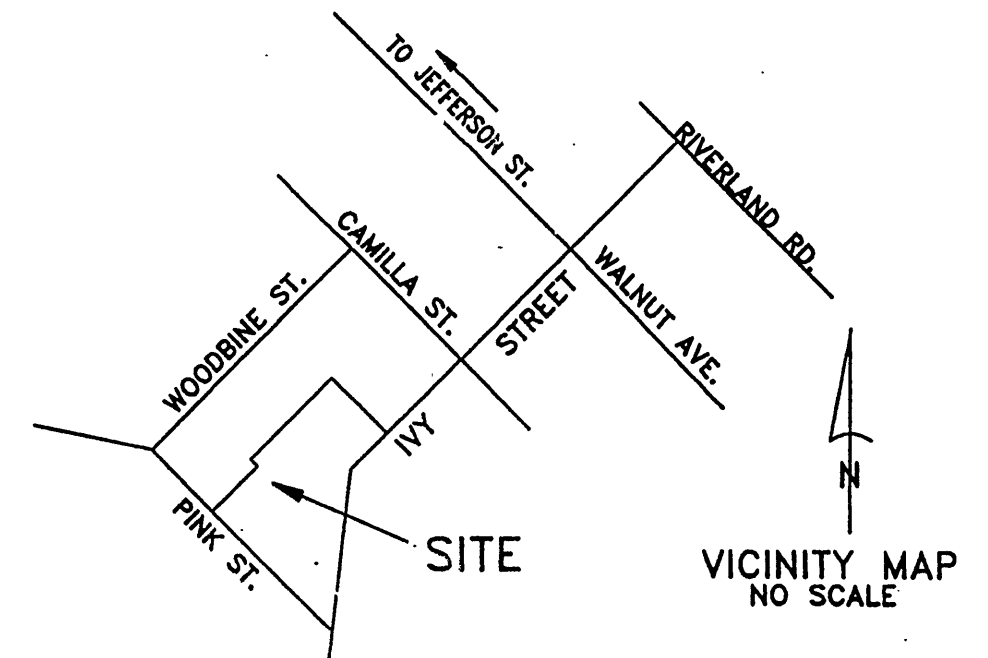
BY: Kathy S. M.  
DEPUTY CLERK

MERIDIAN OF  
 D.B. 416 PG. 349

 = OLD LOT LINES  
 = CHAIN LINK FENCE  
 = ROCK WALL

**NOTE: THE ORIGINAL SCALE OF THIS  
MAP HAS NOT BEEN REDUCED.**

BOUNDARY COORDINATES		ORIGIN ASSUMED
CORNER	NORTHING	EASTING
1	4534.649	4754.884
2	4720.440	4547.938
3	4794.852	4614.743
4	4811.553	4596.140
5	4841.493	4622.937
6	4990.661	4756.446
7	4873.598	4886.528
8	4784.304	4806.362
9	4693.606	4787.662
1	4534.649	4754.884
TOTAL AREA SUBDIVIDED		1.632 ACRES



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

GARY R. BINGHAM, C.L.S.  
6421 BACK CREEK ROAD  
BOONES MILL VA. 24065  
PHONE/FAX(540)776-7883

No. 002010

MAP OF SUBDIVISION MADE FOR  
KENNETH NELSON POTTER and STACY S. POTTER

COMBINING LOT 2 WITH LOTS 3, 4 AND 5 OF  
THE HUGHSON and WHITE MAP (WALNUT HILL LOTS)

NEW LOT "2A" (0.846 ACRES)

THEREFORE CREATING

NEW LOT "1A" ( 0.786 ACRES)

BEING LOTS 5, 6, 7 AND 8 - BLOCK 18  
OF THE ROANOKE GAS & WATER MAP and  
LOT 1 OF THE HUGHSON and WHITE MAP (WALNUT HILL LOTS)  
SITUATED ADJACENT TO IVY STREET S.E. AND PINK STREET S.E.

SCALE: 1" = 30'      APRIL 7, 1999