

APPROVED,

John H. Russell
AGENT, ROANOKE CITY PLANNING COMMISSION

4/6/99
DATE

Philip C. Schirmer
CITY ENGINEER, ROANOKE, VIRGINIA

4/6/99
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON May 10, 1999, AT 11:05 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Karen H. Holladay
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS, TO WIT,

THAT ANTONIO PEREZ, III AND LISA J. PEREZ ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JULY 8, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1717, PG. 795 AND WHICH SAID PROPERTY IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO SANDRA LIBERTO AND MARGARET B. NORRIS, TRUSTEES, SECURING FIRST UNION NATIONAL BANK OF VIRGINIA, DATED JULY 8, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1717, PG. 800.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 23 DAY OF March, 1999.

BY: *Antonio Perez, III* ANTONIO PEREZ, III BY: *Lisa J. Perez* LISA J. PEREZ

BY: *Margaret B. Norris* MARGARET B. NORRIS BY: *Carolyn K. Reznor* CAROLYN K. REZNOR
TRUSTEE VICE PRESIDENT
FIRST UNION NATIONAL BANK

STATE OF VIRGINIA
City of Roanoke

I, Deborah A. Vancey A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT ANTONIO PEREZ, III, LISA J. PEREZ, OWNERS, Margaret B. Norris TRUSTEE AND Carolyn K. Reznor WITH FIRST UNION NATIONAL BANK OF VA., THOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED March 23, 1999, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID AND STATE AND ACKNOWLEDGED THE SAME ON March 23, 1999.

MY COMMISSION EXPIRES June 1, 2002

Deborah A. Vancey
NOTARY PUBLIC

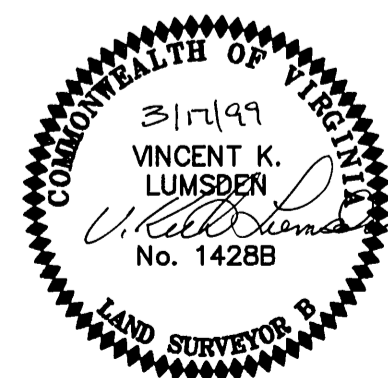
NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
5. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. ; THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0044 D, MAP NUMBER 51161C0044 D, DATED OCTOBER 15, 1993. FLOOD ZONE "X".
6. THIS PLAT IS A SUBDIVISION OF THE CITY OF ROANOKE TAX #5050210.
7. LEGAL REFERENCE - D.B. 1717, PG. 795.
8. PROPERTY AS SHOWN HEREON ZONED RS-1, SEE ROANOKE CITY ZONING ORDINANCE FOR APPLICABLE SETBACK LINES.
9. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

V. K. Lumsden
VINCENT K. LUMSDEN, L.S.#1428B

3/17/99
DATE



PLAT SHOWING
SUBDIVISION OF PROPERTY
OF
ANTONIO PEREZ, III
& LISA J. PEREZ
CREATING HEREON
NEW LOT 10A-1 (0.781 AC.)
AND
NEW LOT 10A-2 (2.481 AC.)

BEING SUBDIVISION OF
ORIGINAL LOT 10A, SECT. 2,
LEE HI PARK, SECT. 2
ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 17 MARCH 1999

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

COMM. # 98-341S