

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PATRICK A. HELVEY AND DEAN E. WOJDYLA ARE THE FEE SIMPLE OWNERS OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENTS RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF ROANOKE CITY VIRGINIA IN D.B. 1783, PG. 1724 AND INSTRUMENT No. 980006252.

THE SAID OWNERS CERTIFY THEY HAVE COMBINED THE LAND SHOW HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS.

Patrick A. Helvey  
PATRICK A. HELVEY

Dean E. Woldyla  
DEAN E. WOJDYLA

APPROVED:

John Thomas Farrell 9/7/99  
AGENT CITY OF ROANOKE PLANNING COMMISSION  
Charles M. Huffing 6/17/99  
CITY ENGINEER, CITY OF ROANOKE VA

STATE OF VIRGINIA

TO WIT:

COUNTY OF ROANOKE

I, LORETTA KEEFER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT PATRICK A. HELVEY HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 28 DAY OF MAY, 1999.

Loretta W. Keffer  
NOTARY PUBLIC

April 30, 2000  
COMMISSION EXPIRES

STATE OF VIRGINIA

TO WIT:

COUNTY OF ROANOKE

I, LORETTA KEEFER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT DEAN E. WOJDYLA HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 28 DAY OF MAY, 1999.

Loretta W. Keffer  
NOTARY PUBLIC

April 30, 2000  
COMMISSION EXPIRES

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 LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. MAP No 51161C0024 D, EFFECTIVE DATE OCT. 15, 1993.

3) THE SUBJECT PROPERTY IS ZONED RS-3

4) THIS MAP WAS PLATTED FROM RECORDS AND IS NOT BASED ON A CURRENT FIELD SURVEY.

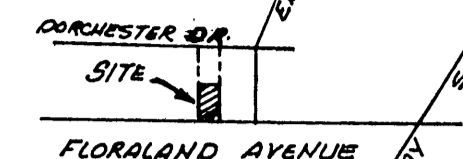
## LEGAL REFERENCE:

P.B. 1, PGS 302 & 303 (ROA. Co.)  
TAX No. 2260916  
TAX No. 2280425  
D.B. 1783, PG. 1724  
INST. No. 980006252  
M.B. 1, PG. 1587

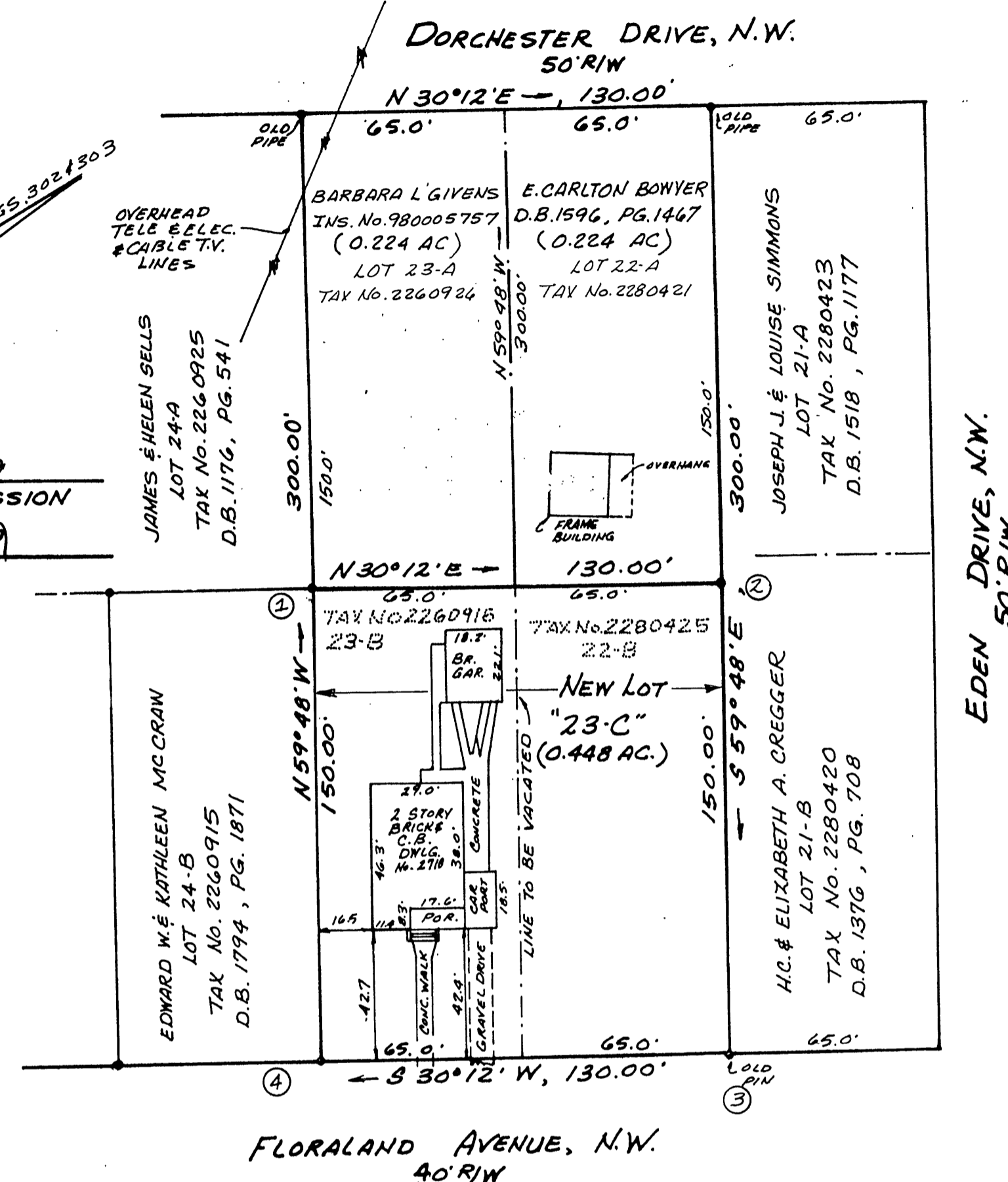
In the Clerk's Office of the Circuit Court of Roanoke City, Virginia, this map is presented and with the certificate of acknowledgment thereto annexed is admitted to record at 2:58 o'clock P. M., on this 11th day of JUNE, 1999.

Teste: ARTHUR D. CRUSH, III, CLERK

By: Karl Chiles  
Deputy Clerk



VICINITY MAP  
NO SCALE



## BOUNDARY COORDINATES

POINT	NORTH	EAST
1	5000.0000	5000.0000
2	5112.3557	5065.3926
3	5036.9027	5195.0338
4	4924.5470	5129.6412
1	5000.0000	5000.0000

ORIGIN ASSUMED

PLAT OF COMBINATION MADE FROM RECORDS FOR  
PATRICK A. HELVEY & DEAN E. WOJDYLA

SHOWING THE COMBINATION OF LOTS 22-B AND 23-B, SUBDIVISION FOR GARY L. JOHNS, CREATING HEREON NEW LOT 23-C (0.448 ACRE) SITUATE ON FLORALAND AVENUE, N.W. AND BEING A RESUBDIVISION OF LOTS 22 & 23, BLOCK 3, FLORALAND SUBDIVISION.

ROANOKE, VIRGINIA

SCALE 1" = 40'

MAY 25, 1999

BY: JACK G. BESS

CERTIFIED LAND SURVEYOR  
5422 STARKEY ROAD, S.W.  
ROANOKE, VIRGINIA, 24014  
540-989-8855

