

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT I, THE UNDERSIGNED, CERTIFY THAT I AM THE FEE SIMPLE OWNER OF THE PROPERTIES SHOWN ON THIS PLAT TO BE SUBDIVIDED. I FURTHER CERTIFY THAT L.M.W., P.C. SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO BENJAMIN ELLIS, JR. BY DEED RECORDED IN DB1676 PG 459 OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY OF HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2279 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS DAY OF 19

BENJAMIN ELLIS, JR.

STATE OF VIRGINIA

City of Roanoke

I, Judith A. Mohammadi A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT

Benjamin Ellis, Jr. OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED July 13, 1999 DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 13, 1999

MY COMMISSION EXPIRES August 31, 2002
Judith A. Mohammadi
NOTARY PUBLIC

APPROVED:

John Thomas Danelle 7-13-99
SUBDIVISION AGENT, CITY OF ROANOKE
PLANNING COMMISSION

Charles M. Bufflin 7-13-99
CITY ENGINEER, CITY OF ROANOKE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 13 DAY OF July, 1999, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT 8:30 O'CLOCK A. M.

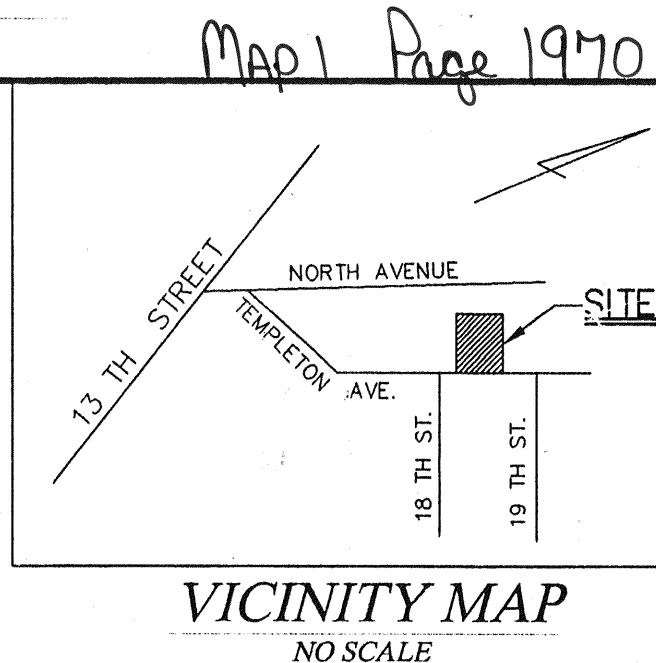
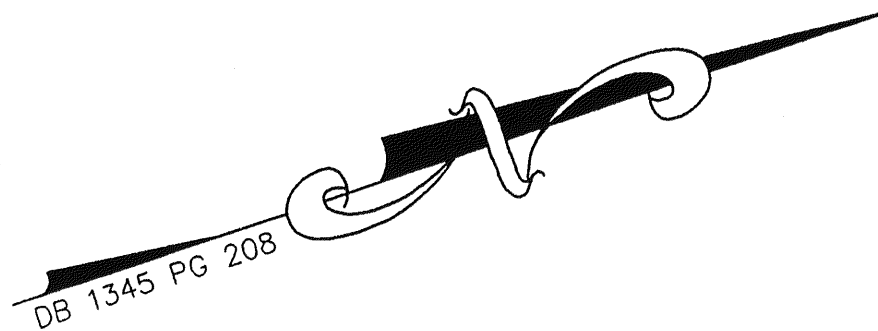
TESTE: Arthur B. Crush III
CLERK
By: Patty Humphreys Deputy Clerk

NOTES:

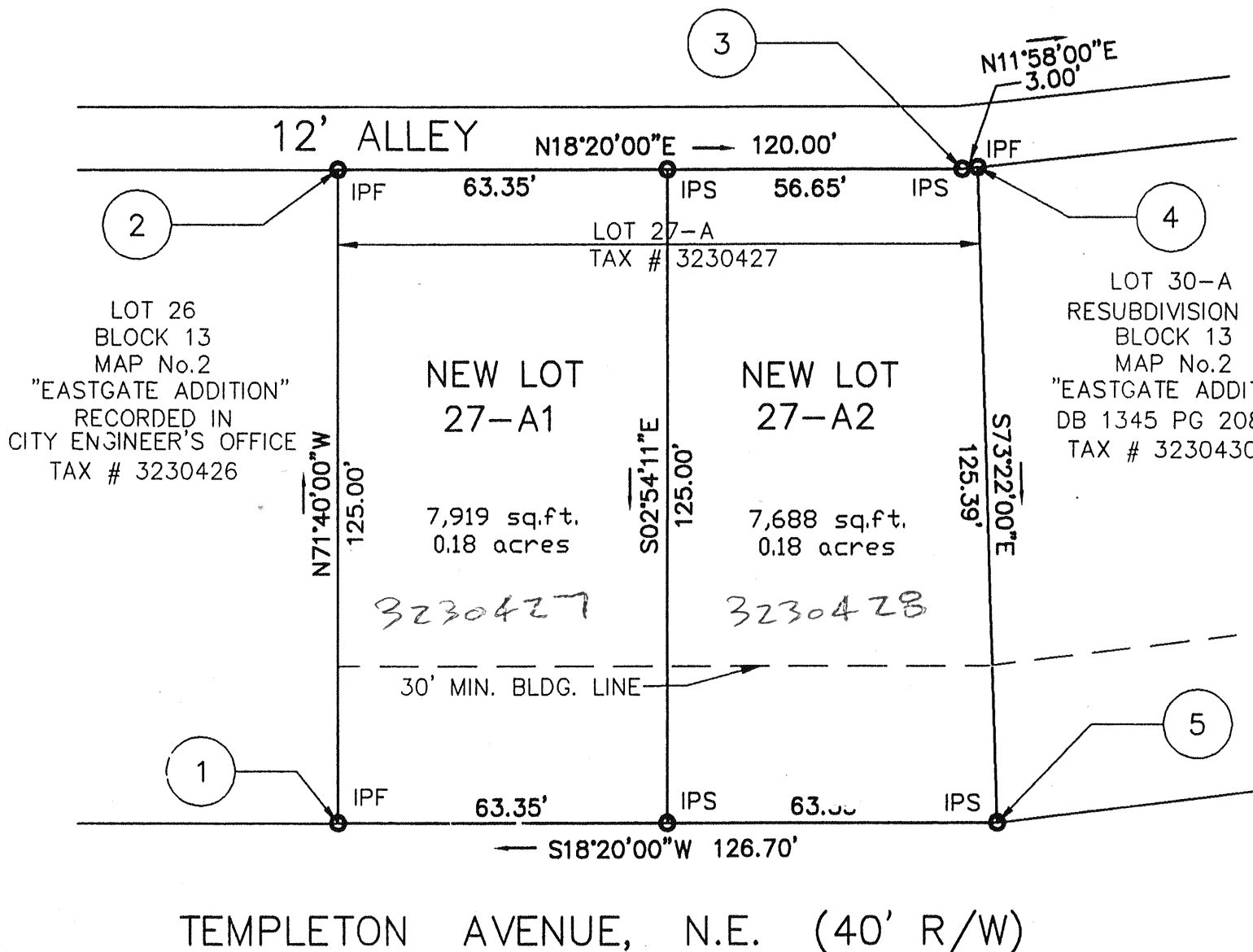
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. FEMA FLOOD ZONE: 'X' PANEL # 51161000460
5. LEGAL REFERENCE: DB 1345 PG 208
DB 1676 PG 459
TAX # 3230427

LMW P.C.
ENGINEERING • ARCHITECTURE • SURVEYING
(540) 345-0675 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013

THIS PLAT IS AN ORIGINAL AND HAS NOT BEEN REDUCED IN SIZE.

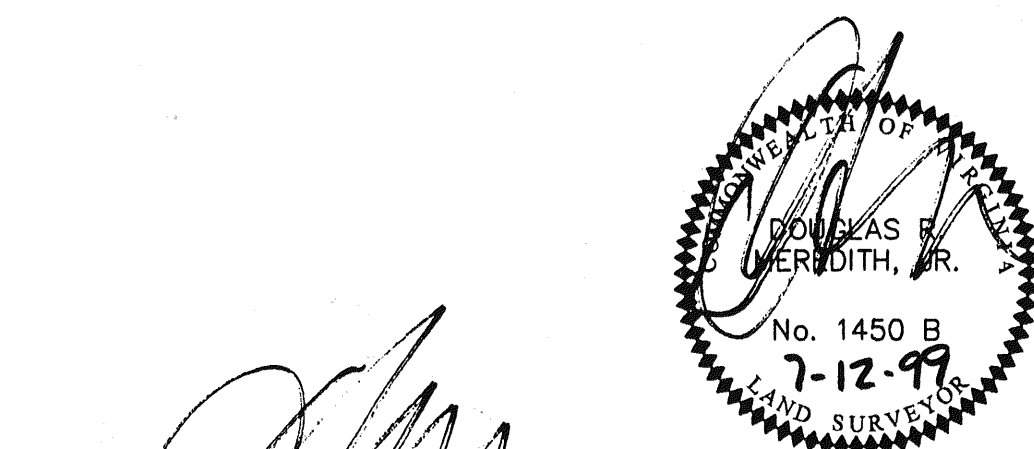


BOUNDARY COORDINATES		
①	N 4487.5131	E 4866.3324
②	N 4526.8312	E 4747.6771
③	N 4640.7403	E 4785.4225
④	N 4643.6752	E 4786.0445
⑤	N 4607.7828	E 4906.1877
①	N 4487.5131	E 4866.3324



TOTAL AREA SUBDIVIDED: 0.36 AC.

PLAT OF SURVEY
SHOWING
RESUBDIVISION OF LOT 27-A
CREATING
NEW LOT 27-A1 & NEW LOT 27-A2
BLOCK 13, MAP No. 2, "EASTGATE ADDITION" DB 1345 PG 208
SITUATED ADJACENT TO TEMPLETON AVENUE, N.E.
FOR
BENJAMIN ELLIS, JR.
LOCATED IN
CITY OF ROANOKE, VIRGINIA



[Signature] DATE: 7-12-99
I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

LEGEND
— SURVEYED PROPERTY LINE
— DEED LINE
○ SET REBAR (IPS)
○ EXISTING IRON FOUND (IPF)

GRAPHIC SCALE
0 15' 30'
(IN FEET)
1 inch = 30 ft.

COMM. 1902 SURVEYED: 6/9/99