

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 INSTR. #990010859 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 LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 21<sup>ST</sup> DAY OF July, 1999

BENJAMIN ELLIS, JR.

STATE OF VIRGINIA  
City OF Roanoke

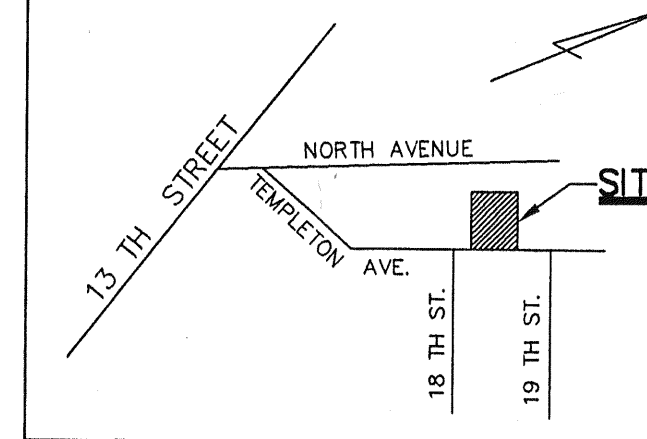
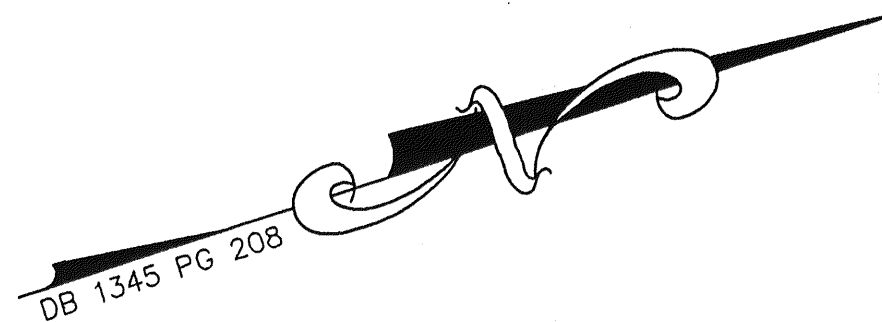
I, Judith H. Marmaduke, a NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT

OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

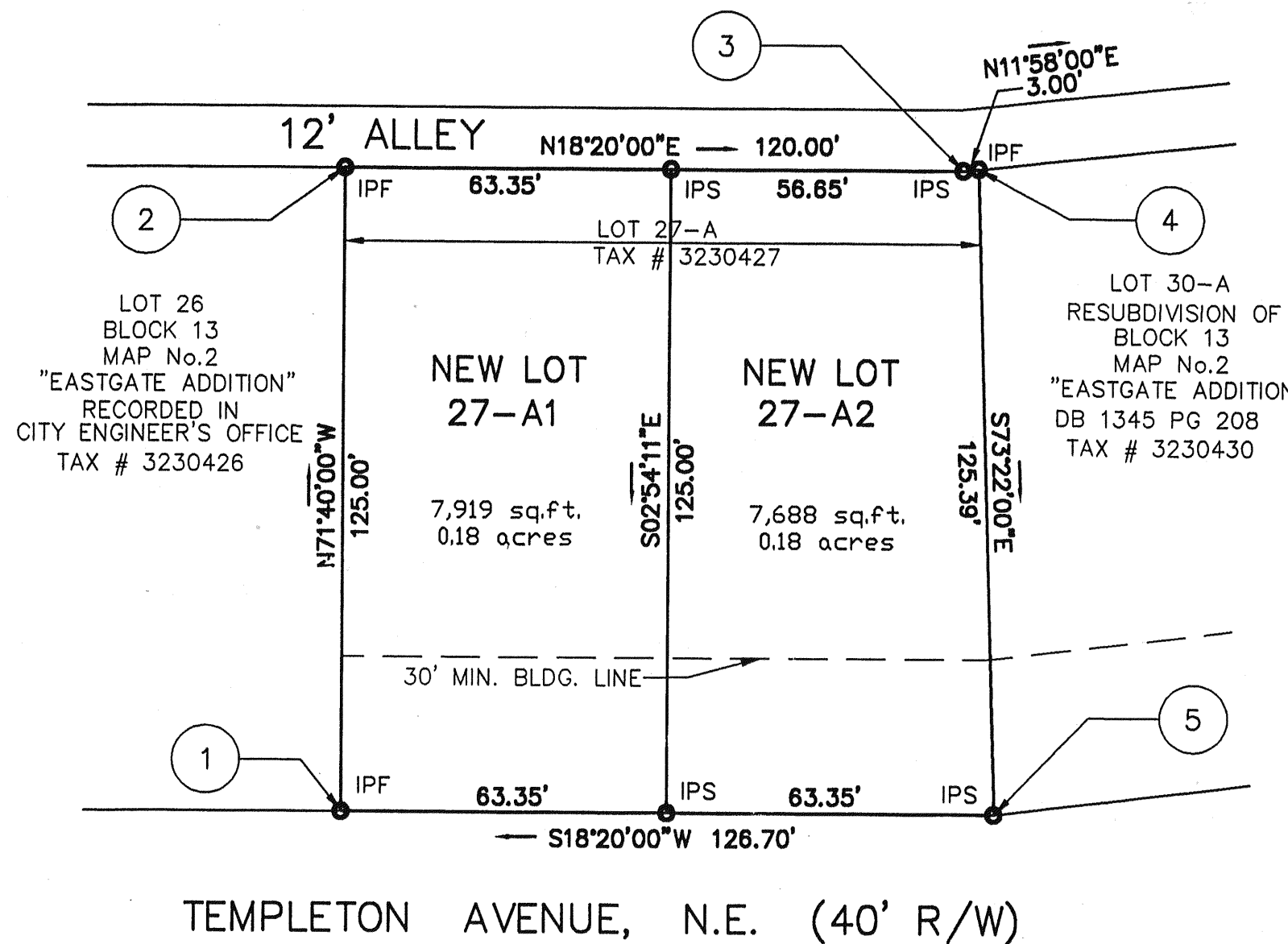
DATED July 21, 1999 DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 21, 1999

MY COMMISSION EXPIRES August 31, 2002  
Judith H. Marmaduke  
NOTARY PUBLIC

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



VICINITY MAP  
NO SCALE



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

APPROVED:

John Thomas Russell 7/22/99  
SUBDIVISION AGENT, CITY OF ROANOKE DATE

Charles M. Huffine 7-22-99  
CITY ENGINEER, CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 20 DAY OF July, 1999, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT 2:05 O'CLOCK P. M.

TESTE: Kathy S. Molladay  
Deputy CLERK

TOTAL AREA SUBDIVIDED: 0.36 AC.

NOTES:

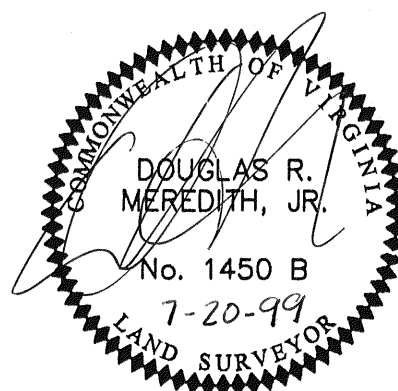
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. FEMA FLOOD ZONE: 'X' PANEL # 51161C0046D
5. LEGAL REFERENCE: DB 1676 PG 459  
TAX # 3230426 INSTR. #990010859

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

Handwritten signature of Douglas R. Meredith, Jr.

DATE: 7-20-99

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.

NOTE: THIS PLAT SUPERCEDES PLAT RECORDED IN M.B. 1 PG. 1970

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

COMM. 1902 SURVEYED: 6/9/99