

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD D. HUFFMAN, JR. AND CAROL A. HUFFMAN ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON CONTAINING 0.978 AC. BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, BEING THREE LOTS, THE FIRST BEING LOT 3, BLOCK 1, WHITE OAK FOREST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGE 209 BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY EDWARD C. MOOMAW, JR. AND TERRY KYLE MOOMAW BY DEED DATED MAY 11, 1993 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1682, PAGE 1888.

THE SECOND LOT BEING LOT 2, BLOCK 1, WHITE OAK FOREST, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY JAMES H. FULGHUM, JR. AND DIANNE V. FULGHUM BY DEED DATED AUGUST 14, 1989 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1607, PAGE 1868.

THE THIRD PARCEL BEING A 0.092 ACRE PARCEL AS SHOWN ON DEWEY JAMES BAILEY, III AND SUSAN LAZARUS BAILEY PLAT RECORDED IN THE AFORESAID CLERK'S OFFICE IN MAP BOOK 1, PAGE 1929 CONVEYED TO SAID OWNERS BY DEWEY JAMES BAILEY, III AND SUSAN LAZARUS BAILEY BY DEED DATED MARCH 30, 1999 AND RECORDED IN THE AFORESAID CLERK'S OFFICE BY INSTRUMENT NUMBER 990004972.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE VACATED AND COMBINED THE LOTS SHOWN HEREON INTO ONE LOT AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND VACATE OLD LOT LINE 5-12 SHOWN DOTTED HEREON AS REQUIRED BY THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Richard D. Huffman, Jr. 7-16-99
RICHARD D. HUFFMAN, JR., OWNER DATE

Carol A. Huffman 7-16-99
CAROL A. HUFFMAN, OWNER DATE

STATE OF VIRGINIA
COUNTY OF Roanoke TO WIT:

I, Margaret S. Conner A
NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD D. HUFFMAN, JR. AND CAROL A. HUFFMAN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 16th DAY OF July, 1999.

MY COMMISSION EXPIRES:

JUNE 30, 2003

Margaret S. Conner
NOTARY PUBLIC

APPROVED:

John T. Parker 7/20/99
AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

Charles M. Huffine 7-20-99
CITY ENGINEER - CITY OF
ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:10 O'CLOCK P.M. ON THIS 22 DAY OF July, 1999.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Ruth S. Mollan
DEPUTY CLERK

CLOSED BY JTP, JR.

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

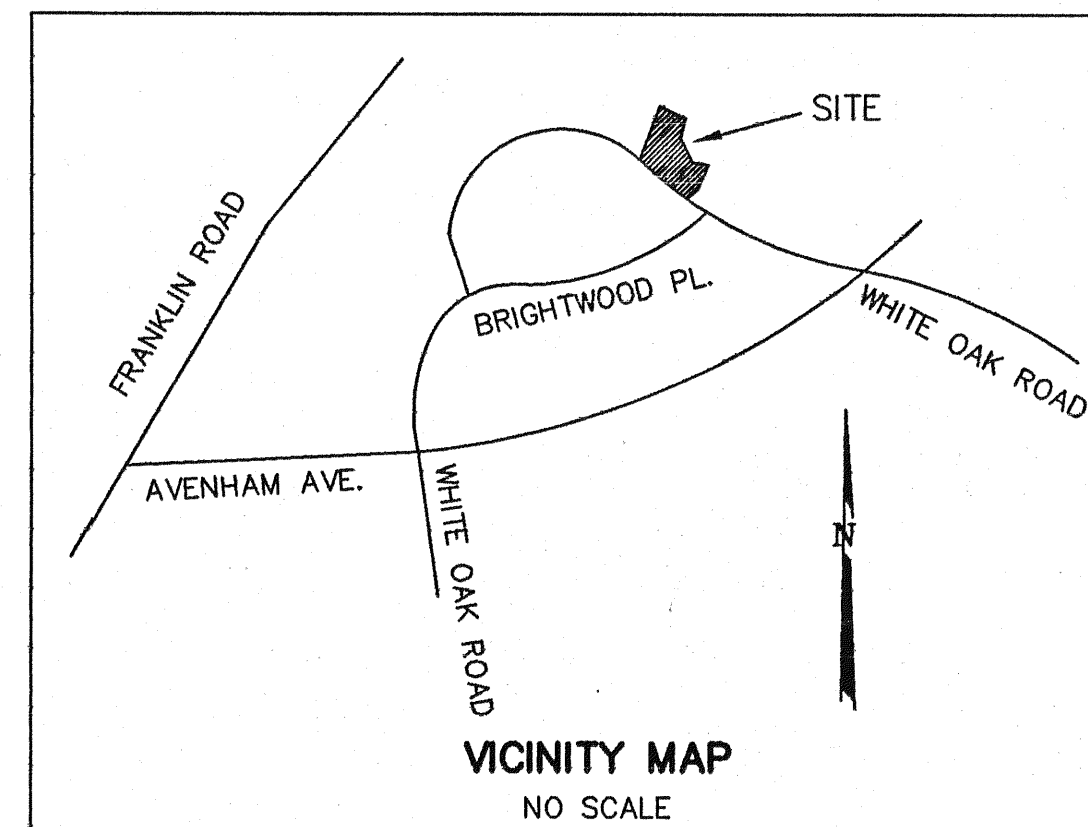
M.B. 1 PG. 1975

LINE	BEARING	DISTANCE
1-2	S 47°53'56" E	11.62'
2-3	S 43°06'46" E	18.81'

COORDINATES

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	4992.21	5008.62
3	4978.48	5021.48
4	4927.36	5068.67
5	4866.02	5031.13
6	4716.10	5062.84
7	4702.64	5095.00
8	4644.38	5049.05
9	4621.25	5021.94
10	4644.70	4990.97
11	4653.95	4980.04
12	4698.67	4928.71
13	4752.22	4867.26
1	5000.00	5000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51161C0044D, PANEL 44, EFFECTIVE DATE: OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

BOUNDARY NOTE:

THIS PLAT VACATES AND COMBINES EXISTING TAX PARCEL 130-0416 BEING LOT 3, BLOCK 1, WHITE OAK FOREST AND TAX PARCEL 130-0415 BEING LOT 2-A, BAILEY SUBDIVISION, M.B. 1, PG. 1929 AND CREATES HEREON NEW LOT 3-A (0.978 AC.).

CURVE "A"
DELTA = 04°32'14"
RADIUS = 490.60'
LENGTH = 38.85'
TANGENT = 19.44'
CHORD = N 52°52'27" W 38.84'

CURVE "B"
DELTA = 01°40'21"
RADIUS = 490.60'
LENGTH = 14.32'
TANGENT = 7.16'
CHORD = N 49°46'10" W 14.32'

PROPERTY OF
**DEWEY J. BAILEY, III
& SUSAN L. BAILEY**
TAX NO. 130-0422
INST. # 98002124

VACATION AND COMBINATION PLAT
FROM RECORDS FOR

**RICHARD D. HUFFMAN, JR. &
CAROL A. HUFFMAN**

SHOWING THE COMBINATION OF LOT 3, BLOCK 1, WHITE OAK FOREST, (M.B. 1, PG. 209) AND LOT 2-A, BAILEY SUBDIVISION, (M.B. 1, PG. 1929) CREATING HEREON NEW LOT 3-A (0.978 AC.) SITUATE ON WHITE OAK ROAD, S.W.

CITY OF ROANOKE, VIRGINIA

TAX NO.: 130-0415 SCALE: 1" = 30'
130-0416 DATE: JULY 15, 1999
DRAWN: JTPZ-1 W.O.: 99-0739
CALC: JTP, JR.



T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153

THIS VACATION AND COMBINATION PLAT IS PLATTED FROM RECORDS. RICHARD D. HUFFMAN, JR. AND CAROL A. HUFFMAN ARE THE OWNERS OF RECORD. SEE D.B. 1682, PG. 1888. D.B. 1607, PG. 1868, AND INST. # 990004972.

M.B. 1 PG. 1975

