

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT E.R.S. BUILDERS, INC. ARE THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 16 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT # 990005931.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: [Signature] IT'S President

# NOTARY STATEMENT

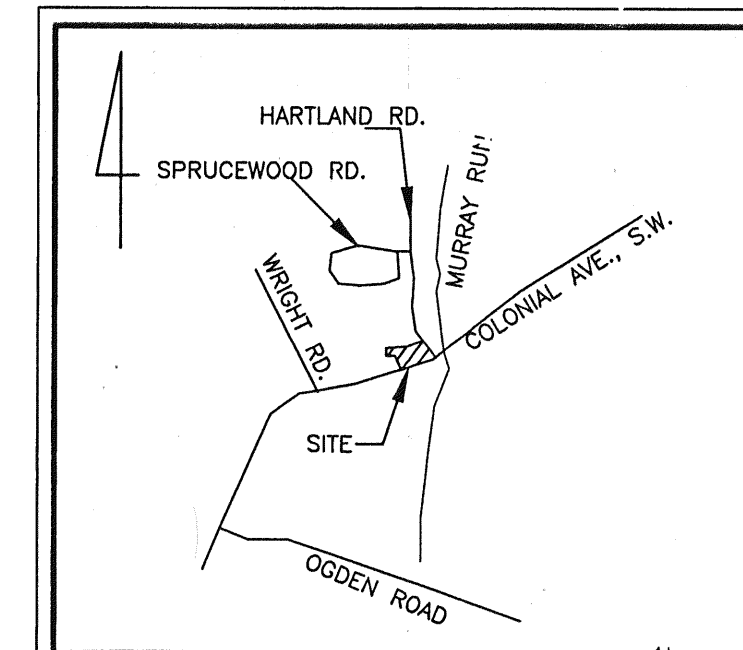
STATE OF Virginia, COUNTY/CITY OF Roanoke  
I, B.J. Davidson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO  
HEREBY CERTIFY THAT Raymond Sowder WHOSE NAME IS SIGNED  
TO THE FOREGOING INSTRUMENT, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 25th DAY OF August, 1999.

[Signature] May 31 2001  
NOTARY PUBLIC MY COMMISSION EXPIRES

## NOTES:

- OWNERS OF RECORD: E.R.S. BUILDERS, INC.
- LEGAL REFERENCE: INSTRUMENT # 990005931
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- NO TITLE REPORT FURNISHED
- TAX MAP NUMBERS: 1570202 AND 1570217
- THESE PROPERTIES ARE NOT LOCATED IN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0044 D WITH AN EFFECTIVE DATE OF OCTOBER 15, 1993.
- PROPERTY IS CURRENTLY ZONED RS-1
- SETBACKS: 30' M.B.L.  
30' REAR YARD SETBACK  
18' TOTAL SIDE YARD SETBACK  
(10' ON ONE SIDE, 8' ON THE OTHER)
- PURPOSE OF JOINT ACCESS EASEMENT AS SHOWN HEREON IS TO PROVIDE DRIVEWAY ACCESS TO HARTLAND ROAD, S.W. FOR LOTS 2, 3, 4 AND 5.

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



VICINITY MAP  
NO SCALE

APPROVED: [Signature]  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

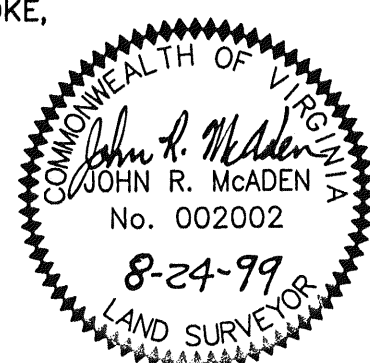
8/26/99  
DATE

APPROVED: [Signature]  
ENGINEER, CITY OF ROANOKE

8/26/99  
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 AT 10:40 O'CLOCK A.M. ON THIS 27 DAY OF Aug, 1999, IN MAP BOOK 1, PAGE 1544.

TESTE: [Signature]  
CLERK  
[Signature]  
DEPUTY CLERK



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

[Signature]  
JOHN R. McADEN 002002

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS (SEE NOTE 6).

PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF THE  
PROPERTY OWNED BY  
E.R.S. BUILDERS, INC.  
RECORDED IN INSTRUMENT #990005931  
TO BE KNOWN AS

**OAKS OF COLONIAL**  
CREATING HEREON LOTS 1 THRU 5  
SAID SUBDIVISION CONTAINS 2.802 ACRES TOTAL  
SITUATED ON COLONIAL AVENUE, S.W.  
CITY OF ROANOKE, VIRGINIA  
AUGUST 24, 1999  
JOB #R99041



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018