

# KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GULSHUN, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, KNOWN AS VILLAS ET COUNTRYSIDE TOWNHOMES BOUNDED BY OUTSIDE CORNER 1 THRU 10 TO 1, INCLUSIVE, WHICH IS COMPRISED OF LOT 7 THRU LOT 13, BLOCK 18, ARROW WOOD AS SHOWN ON A PLAT OF ARROW WOOD RECORDED IN PLAT BOOK 6, PAGE 93 AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE AND CONVEYED TO GULSHUN, L.L.C. BY DEED DATED APRIL 16, 1999 AND RECORDED AS INSTRUMENT #990006011 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, FOR A TOTAL OF 3.837 ACRES.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE ALL EASEMENTS FOR PUBLIC USE IN ACCORDANCE WITH THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

THE OLD LOT LINES AND ATTACHED TWELVE FOOT TELEPHONE AND ELECTRIC EASEMENTS ARE TO BE VACATED AS SHOWN.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 10TH DAY OF 5/10/99, 1999

OWNER: Edward C. Park, III EDWARD C. PARK, III, OPERATING MANAGER

STATE OF VIRGINIA

City of Roanoke

I, Philip W. Nester, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE OF VIRGINIA, DO HEREBY CERTIFY THAT Edward C. Park, III HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON September 10, 1999

MY COMMISSION EXPIRES October 31, 2002 NOTARY PUBLIC: Philip W. Nester

## NOTES

- LEGAL REFERENCE: INSTRUMENT #990006011 (RKE CITY) PLAT BOOK 6, PAGE 93 (RKE CO.)
- TAX REFERENCES: 6471807 - LOT 7  
6471808 - LOT 8  
6471809 - LOT 9  
6471810 - LOT 10  
6471811 - LOT 11  
6471812 - LOT 12  
6471813 - LOT 13
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE 'X' SO DESIGNATED BY F.E.M.A. MAP NO. 51161C0066D, DATED OCTOBER 15, 1993.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY. PROPERTY SERVED BY UNDERGROUND TELEPHONE, EXACT LOCATION UNKNOWN.
- THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
- TOTAL AREA IN LOTS: 3.837 ACRES
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 1 1/2" X 30" IRON REBAR SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.

## MAP OF VILLAS ET COUNTRYSIDE TOWNHOMES

SHOWING DIVISION OF LOT 7 THRU LOT 13  
BLOCK 18, MAP OF ARROW WOOD RECORDED IN  
PLAT BOOK 6, PAGE 93 (ROANOKE COUNTY)  
PROPERTY OF GULSHUN, L.L.C.

CREATING HEREON  
LOT 7A CONTAINING 2.322 ACRES,  
LOT 11A CONTAINING 0.153 ACRE  
LOT 11B CONTAINING 0.093 ACRE  
LOT 11C CONTAINING 0.184 ACRE  
LOT 12A CONTAINING 1.085 ACRES

CITY OF ROANOKE, VIRGINIA

SURVEYED JUNE 1, 1999 SCALE: 1" = 50'  
BY: PHILIP W. NESTER, LAND SURVEYOR

APPROVED: Philip W. Nester 9/10/99  
AGENT, ROANOKE CITY PLANNING COMMISSION  
ENGINEER, ROANOKE CITY

