

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LUCY LaPRAD CASSELL IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS PART OF LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN WILL BOOK 34, PAGE 525.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA; ENTIRELY WITH HER OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VEST IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES BOUNDED BY CORNERS 4 TO 1 TO 1A TO 4A TO 4, INCLUSIVE AS PLATTED ON THIS PLAT SET APART FOR STREETS. ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY CITY OF ROANOKE, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

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

BY: Lucy LaPrad Cassell
LUCY LAPRAD CASSELL, OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

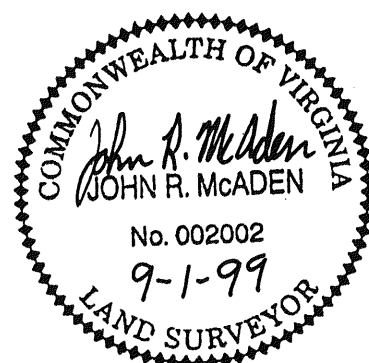
I, LINDA DRISCOLL, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT FRANCES LAPRAD CASSELL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF Sept., 1999.

Linda Driscoll
NOTARY PUBLIC MY COMMISSION EXPIRES 11-30-01

APPROVED: Philip C. Schirmer 9/17/99
ENGINEER, CITY OF ROANOKE DATE
John Thomas Cassell 9/17/99
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 1:25 O'CLOCK P.M. ON THIS 17th DAY OF September, 1999, IN MAP BOOK , PAGE .

TESTE: Arthur D. Crish, Jr.
CLERK
Kate Chisil
DEPUTY CLERK

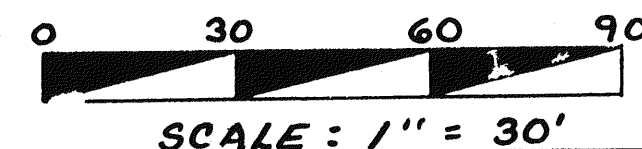


I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
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 MAP #51161C0048D (EFFECTIVE DATE OCTOBER 15, 1997) X UNSHADED LINE

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24013



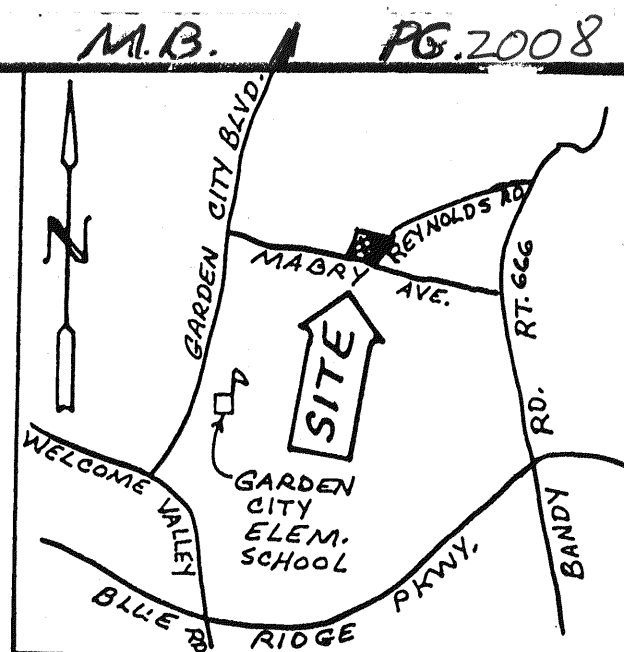
SCALE: 1" = 30'

M.B. / PG. 2008

IRON P.N. S.T.
IRON P.N. FCUN

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

D.B. 258, PG. 401
SCALE: 1" = 30'



VICINITY MAP

COORDINATE LIST

CORNER	NORTHING	EASTING
1	1002.25729	5001.05118
2	1173.11142	5045.90442
3	1138.75503	5175.2229
4	982.05491	5074.2939

NOTES:

1. OWNER OF RECORD: LUCY LaPRAD CASSELL
2. LEGAL REFERENCE: WILL BOOK 34, PAGE 525
3. TAX MAP NUMBER: 4380818
4. NO TITLE REPORT FURNISHED
5. PROPERTY IS CURRENTLY ZONED RM-1
6. UNDERGROUND UTILITY SERVICE LINE
7. SEE QUIT CLAIM IN DEED L. & 1794, PAGE 1-98

THIS PLAT SUPERCEDES & RENDERS NULL & VOID PLAT RECORDED IN MAP BOOK 1, PAGE 410

REVISED RESUBDIVISION PLAT FOR
LUCY LaPRAD CASSELL
SHOWING THE DIVISION OF
A PORTION OF LOT 14 AND ALL OF LOT 15
J.C. GARNAND MAP
CITY OF ROANOKE PLAN #3607
AND HEREBY DEDICATING 0.009 ACRE
TO THE CITY OF ROANOKE
FOR STREET WIDENING PURPOSES
CREATING HEREON
LOT 14A (0.274 ACRE)
LOT 15A (0.144 ACRE)
SITUATED ON MABRY AVENUE & REYNOLDS ROAD, S.E.
CITY OF ROANOKE, VIRGINIA
SEPTEMBER 1, 1999
JOB #R99124-A

