KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT LUCY LaPRAD CASSELL IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 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. THAT SOUTHWOOD MANAGEMENT IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 2 TO 6 TO 7 TO 3 TO 2, 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 INSTRUMENT # 990014323. THE SAID OWNERS HEREBY CERTIFIES THAT THEY HAVE 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 THEIR 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 1 TO 1A TO 2A TO 5 TO 1, 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 CT 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 IN WILLES, WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS: LUCY Laprad Cassful, OWNER

BY: SOUTHWOOD MANAGEMENT

ITS PRESIDENT STATE OF VIRGINIA CO'MONWEALTH AT LARGE LAURA P. Conner , A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 150 DAY OF December, 1999. MY COMMISSION EXPIRES __7-31-0/ STAT OF VIRGINIA COMMONWEALTH AT LARGE BJ UAUGHN A NOTARY PUBLIC IN

FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT HB Hodges of Southward Management, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 7th DAY OF December, 1999.

NOTARY PUBLIC 31 2001 MY COMMISSION EXPIRES

ROANOKE PLANNING COMMISSION

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 A .M. ON THIS O'CLOCK DAY OF December, 19 99 IN MAP BOOK , PAGE

OHN R. MCADEN

No. 002002

11-10-99

4 875°03'00"W

55.20

47.00

149.10

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

002002 /JOHN R. MCADEN

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. SEE MAP #51161C0048D

LEGEND

O IRON PIN SET

IRON PIN FOUND

PETER & BARBARA OTERO -*
D.B. 1738, PG. 364
TAX # 4380815

LOT

15A

0.155 ACRE

STORAGE

BLDG.

107

EXISTING

HOUSE #1426

15

127.32'

AVENUE, S.E.

LINE

LINE TABLE

BEARING

S69°03'42'W

S69"03"42"W

143.47'

LINEY

(575°03'00" E DEED)

373°32'56"E -

←N73°32′56"W

207

0.299

ACRE

-N74 36'36"W 83.74'

7-N74-36'34"W

MABRY

HEREBY DEDICATED

FOR STREET PURPOSES

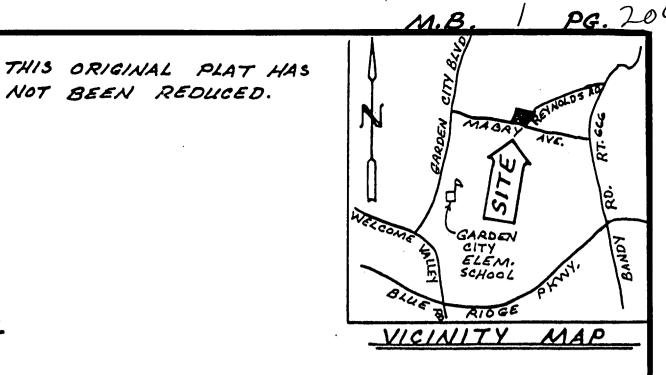
0.009 ACRE

(EFFECTIVE DATE OCTOBER 15, 1993) X UNSHADED ZONE

DISTANCE

7.67'

8.45



| COORDINATE LIST | |
|------------------------|---|
| NORTHING | EASTING |
| 1002.2573 1124.8649 | 5001.0512 5033.2009 |
| 1088.8078 | 5155.3104 |
| 987.6345 | 5090.2336 |
| 981.8752 | 5075.1817 |
| 1173.3114 | 5045.9044 |
| 1132.6003 | 5183.4787 |
| 1002.2573 | 5001.0512 |
| | NORTHING 1002.2573 1124.8649 1088.8078 987.6345 981.8752 1173.3114 1132.6003 |

NOTES:

NOT BEEN REDUCED.

S

- 1. OWNER OF RECORD: LUCY LAPRAD CASSELL WILL BOOK 34, PAGE 525 TAX MAP #PART OF 4380818
- 2. OWNER OF RECORD: SOUTHWOOD MANAGEMENT INSTRUMENT #990014323 TAX MAP # PART OF 4380818
- NO TITLE REPORT FURNISHED
- UNDERGROUND UTILITY SERVICE LINES
- PROPERTY IS CURRENTLY ZONED RM-1 SEE QUIT CLAIM IN DEED BOOK 1794, PAGE 1198

THIS PLAT SUPERCEDES & RENDERS NULL & VOID PLAT RECORDED IN MAP BOOK 1, PAGE 2008

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 (0.299 ACRE) LOT 15A (0.155 ACRE)

SITUATED ON MABRY AVENUE & REYNOLDS ROAD, S.E.

MA

CITY OF ROANOKE, VIRGINIA **NOVEMBER 10, 1999** JOB #R99124-B

SCALE: |" = 30'

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

2047 PG