

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TURNKEY BUILDERS, INC. IS THE FEE SIMPLE OWNER OF NEW LOT 2B SHOWN HEREON BOUNDED BY CORNERS 3 TO 4 TO 9 TO 10 TO 7 TO 8 TO 3 INCLUSIVE AND BEING A PART OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA BY INSTRUMENT #990001096.

THAT ANTHONY K. & KAREN H. STOUT ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 3 TO 8 TO 1 INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA BY INSTRUMENT #990007719.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNERS

TURN KEY BUILDERS, INC.
BY: Wm. Taylor Stout DATE 12-9-99
OFFICER FOR TURNKEY BUILDERS, INC.

Anthony K. Stout 12-8-99 Karen H. Stout 12-8-99
ANTHONY K. STOUT DATE KAREN H. STOUT DATE

STATE OF VIRGINIA

City of Salem TO WIT:

I Janine Bivandine A NOTARY PUBLIC

IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Wm Taylor Stout

OFFICER FOR TURNKEY BUILDERS WHOSE NAME IS SIGNED TO THE FOREGOING

WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED

THE SAME IN MY AFORESAID JURISDICTION ON THIS 9th DAY OF

December 1999.

MY COMMISSION EXPIRES:

8-30-2002 Janine Bivandine
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke TO WIT:

I Delores L. Ferguson A NOTARY PUBLIC

IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ANTHONY K. &

KAREN H. STOUT WHOSE NAMES ARE SIGNED TO THE FOREGOING

WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED

THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF

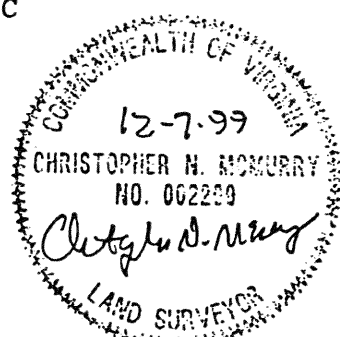
December 1999.

MY COMMISSION EXPIRES:

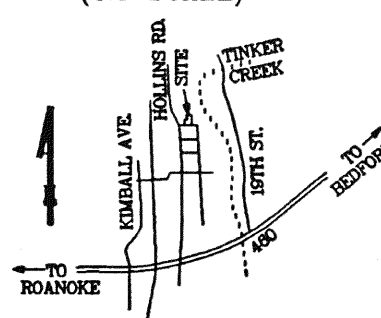
July 31, 2002 Delores L. Ferguson
NOTARY PUBLIC

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

Christopher N. McMurry 12-7-99
CHRISTOPHER N. MCMURRY, LS DATE
NO: 2209



LOCATION MAP
(NO SCALE)



LEGEND:

- BUILDING SET BACK LINES
- IRON PIN FOUND
- ▲ 5/8" REBAR SET

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5005.0000	5000.0073
2	5093.0799	5000.1354
3	5092.9783	5069.9853
4	5186.8282	5070.1218
5	5203.1076	5150.6528
6	5004.7813	5150.3644
1	5005.0000	5000.0073

LINE	BEARING	DISTANCE
C-3	N 13°32'28" E	29.12'
8-C	N 11°20'30" E	60.93'
10-7	S 07°00'44" W	76.75'

APPROVED:

John Thomas Zuehl 12/9/99
AGENT-CITY OF ROANOKE
PLANNING COMMISSION

Charles M. Huffin 12-9-99
CITY ENGINEER
CITY OF ROANOKE, VA.

NOTES:

PLAT BASED ON MONUMENTS FOUND AS SHOWN HEREON OF CURRENT FIELD MEASUREMENTS AND RECORDS (MB 1 PG 1923).

THIS TRACT IS SHOWN AS BEING ENTIRELY WITHIN ZONE X ON F.E.M.A. MAP PANEL NO. 51161-00421 WHICH ZONE IS WITHIN THE 100 YEAR FLOOD PLAIN (BASED ON OCTOBER 15, 1993 FLOOD PLAIN STUDY).

THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

8 TO C TO 3 NEW DIVISION LINES

LINE 8 TO 3 HEREBY VACATED.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATES OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT

1:50 O'CLOCK P.M. ON THIS 9 DAY OF December 1999.

TESTE: Kathleen Holladay
Arthur B. Church III

THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

5330 sqft ORIGINAL LOT 2A
-34 sqft
5296 sqft
7958 sqft ORIGINAL LOT 2B
+34 sqft
7992 sqft

MARTHA LEE ESTES TRUST
DB 1615, PG 1260
TAX ID# 3120904

SCOTT D. & TAMARA F.
CONSTABLE
DB 1593, PG 927
TAX ID# 3060101

GARY L. & JUDY M. AVIS
INSTRUMENT #980009960
TAX ID# 3060104

TO
HOLLINS ROAD, N.E.
127+/-

KYLE AVENUE, N.E.
45'R/W

LOT	ADDRESS	TAX NUMBER
NEW LOT 2A~1	#912	3060105
NEW LOT 2B~1	#916	3060110
NEW LOT 2C	#920	

PLAT OF THE PROPERTY OF
TURNKEY BUILDERS, INC.

NEW LOT 2B
INSTRUMENT # 990001096

AND THE PROPERTY OF
ANTHONY K. & KAREN H. STOUT

NEW LOT 2A
INSTRUMENT # 990007719

BEING TRACT 2A AND 2B

AS SHOWN ON MAP FOR TURNKEY BUILDERS, INC.

MB 1 PG 1923

SHOWING A RESUBDIVISION
OF NEW LOTS 2~A, 2~B

34 sqft OF NEW LOT 2A TO BE COMBINED
WITH NEW LOT 2B, CREATING NEW LOT 2A~1
(0.122 AC) AND NEW LOT 2B~1 (0.183 AC)

AND BEING CONVEYED TO
TURNKEY BUILDERS, INC.

CITY OF ROANOKE, VIRGINIA
MCMURRY SURVEYORS, INC.

DALEVILLE, VIRGINIA 24083-0250

SCALE 1" = 50' NOVEMBER 22, 1999

REV: DECEMBER 7, 1999

D99TKB. GCD