

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
 THAT JAMES R. AND AUGUSTINE D. SMITH ARE THE FEE SIMPLE OWNERS
 OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 10 TO 1, INCLUSIVE,
 AND IS A PART 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 DEED BOOK 1753, PAGE 612 & INSTRUMENT NO. 980004328.
 THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF
 THIS PLAT DO HEREBY GRANT TO THE CITY OF ROANOKE THOSE AREAS
 ON THIS PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.
 THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE
 CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE
 UNDERSIGNED OWNERS AS REQUIRED BY SECTION 15.2-2240 THROUGH
 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE
 SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

JAMES R. SMITH: OWNER
 AUGUSTINE D. SMITH: OWNER

STATE OF VIRGINIA
 COMMONWEALTH AT LARGE

N/F
 THOMAS P. & KAREN M. JONES
 D.B. 1531 PG. 547
 TAX MAP #4260512

I, Rebecca J. Hall, A NOTARY PUBLIC IN AND FOR THE
 AFORESAID STATE DO HEREBY CERTIFY THAT JAMES R. SMITH AND
AUGUSTINE D. SMITH WHOSE NOME IS SIGNED TO THE FOREGOING
 INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
 SAME ON THIS 5th DAY OF December 1999.

Rebecca J. Hall
 NOTARY PUBLIC
 MY COMMISSION EXPIRES February 28, 2003

STATE OF VIRGINIA
 COMMONWEALTH AT LARGE

N/F
 MODA R. & ESTELLE D. COFFEY
 D.B. 1093 PG. 160
 TAX MAP #4260513

I, Rebecca J. Hall, A NOTARY PUBLIC IN AND FOR THE
 AFORESAID STATE DO HEREBY CERTIFY THAT JAMES R. SMITH AND
AUGUSTINE D. SMITH WHOSE NOME IS SIGNED TO THE FOREGOING
 INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
 SAME ON THIS 5th DAY OF December 1999.

NOTARY PUBLIC
 MY COMMISSION EXPIRES

NOTES:
 1. OWNERS OF RECORD: JAMES R. & AUGUSTINE D. SMITH
 2. LEGAL REFERENCE: DEED BOOK 1753, PAGE 612
 3. TAX MAP NUMBERS: 4260511
 4. CURRENT ZONING: RM1
 5. UNDERGROUND UTILITIES EXIST.
 6. NO TITLE REPORT FURNISHED, THEREFORE,
 ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN,
 PROPERTY SUBJECT TO RESERVATIONS, EXCEPTIONS,
 RIGHTS OF WAY, AND EASEMENTS THAT MAY OR MAY NOT
 APPEAR OR RECORD.
 7. A PORTION OF THE PROPERTY LIES IN F.E.M.A. DEFINED
 FLOOD HAZARD ZONE AE, AND A PORTION LIES IN F.E.M.A.
 DEFINED ZONE X. SEE MAP #51161C0048D, EFFECTIVE
 DATE, OCTOBER 15, 1993. THIS OPINION IS BASED
 ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED
 BY ACTUAL FIELD ELEVATIONS.

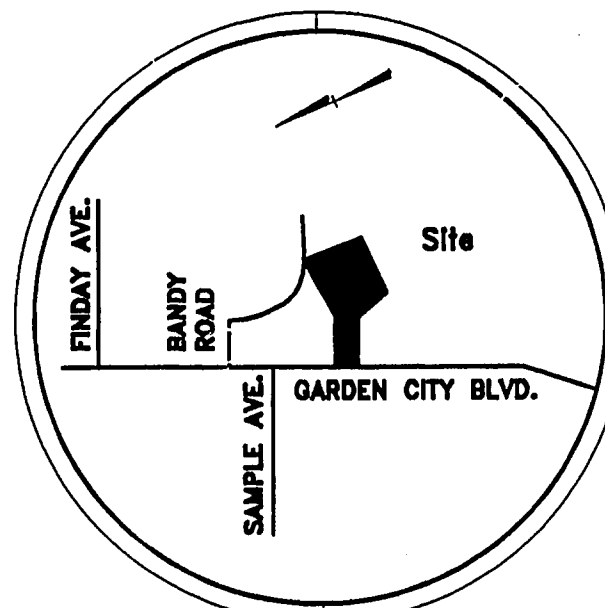
BOUNDARY COORDINATES ASSUMED ORIGIN		
CORNER	NORTHING	EASTING
1	4775.8742	9906.9386
2	4611.6185	10158.6839
3	4560.5404	10192.1596
4	4528.0764	10322.9123
5	4001.4656	10521.7055
6	4422.2201	9580.8521
7	4486.4436	9680.8794
8	4532.3553	9736.3257
9	4585.5766	9789.5326
10	4719.2779	9872.4237
1	4775.8742	9906.9386

APPROVE:
Charles M. Huffine 12/20/99
 AGENT, ROANOKE CITY PLANNING COMMISSION: DATE:
 CITY ENGINEER, ROANOKE, VIRGINIA DATE:

Roderick F. Pierson
 RODERICK F. PIERSON, LLS 1969

I, hereby certify that this survey to the
 best of my knowledge and belief, is correct
 and complies with the minimum standards and
 procedures established by the Virginia
 State Board of Architects, Professional
 Engineers, Land Surveyors and Certified
 Landscape Architects.

IN the CLERK'S OFFICE OF THE CIRCUIT COURT for the City of
 Roanoke, VA, This map with the certificate of Acknowledgment
 thereto annexed is admitted to record on March 15, 2000
 At 9:55 A.M.
 TESTE: Anthony B. Crush III Clerk
 By: Patty Taylor



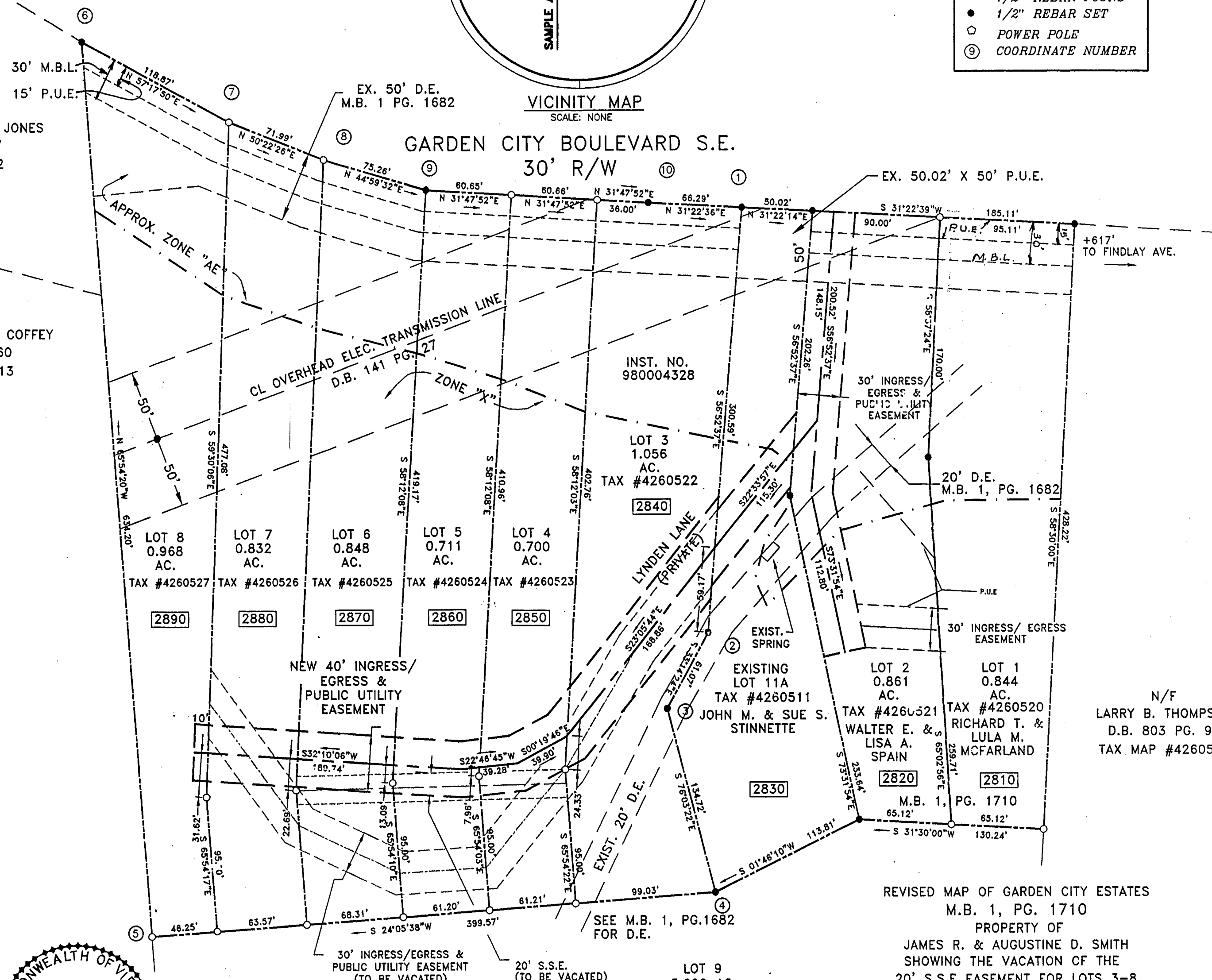
VICINITY MAP
 SCALE: NONE

M.B. 1 PG. 2071

THIS ORIGINAL SCALE OF THIS MAP HAS
 NOT BEEN REDUCED.

LEGEND:

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- POWER POLE
- ⑨ COORDINATE NUMBER



REVISED MAP OF GARDEN CITY ESTATES
 M.B. 1, PG. 1710
 PROPERTY OF
 JAMES R. & AUGUSTINE D. SMITH
 SHOWING THE VACATION OF THE
 20' S.S.E. EASEMENT FOR LOTS 3-8
 AND THE
 30 INGRESS/EGRESS & PUBLIC UTILITY EASEMENT
 FOR LOTS 3-8
 AND THE CREATION OF A NEW
 40' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT FOR
 LOTS 3-8

SITUATED ALONG GARDEN CITY BOULEVARD S.E.
 CITY OF ROANOKE, VIRGINIA
 SEPTEMBER 15, 1999
 SCALE 1" = 60'
 SHEET 1 OF 1