

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT E.R.S. BUILDERS, INC. ARE THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 16 TO 1, INCLUSIVE, AND BEING ALL 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 INSTRUMENT # 990005931.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

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

BY: [Signature] IT'S Real Estate

# NOTARY STATEMENT

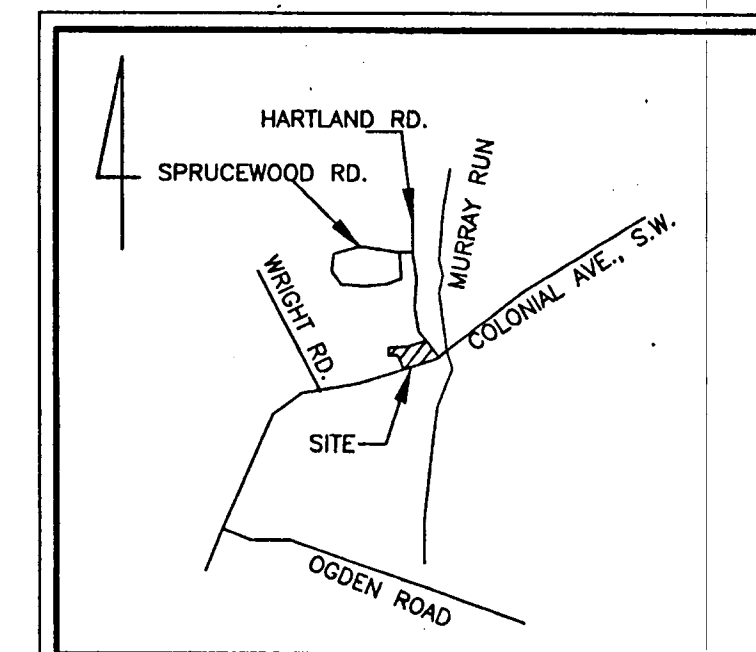
STATE OF Virginia, COUNTY/CITY OF Roanoke  
I, Ray Seuder, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO  
HEREBY CERTIFY THAT Ray Seuder WHOSE NAME IS SIGNED  
TO THE FOREGOING INSTRUMENT, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 15th DAY OF May, 2000.

[Signature] May 31, 2001  
NOTARY PUBLIC MY COMMISSION EXPIRES

## NOTES:

- OWNERS OF RECORD: E.R.S. BUILDERS, INC.
- LEGAL REFERENCE: INSTRUMENT # 990005931
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- NO TITLE REPORT FURNISHED
- TAX MAP NUMBERS: 1570217 (LOT 1)  
1570219 (LOT 2)  
1570220 (LOT 3)  
1570221 (LOT 4)  
1570222 (LOT 5)
- THESE PROPERTIES ARE NOT LOCATED IN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0044 D WITH AN EFFECTIVE DATE OF OCTOBER 15, 1993.
- PROPERTY IS CURRENTLY ZONED RS-1
- PURPOSE OF JOINT ACCESS EASEMENT AS SHOWN HEREON IS TO PROVIDE DRIVEWAY ACCESS TO HARTLAND ROAD, S.W. FOR LOTS 2, 3, 4 AND 5.
- HATCHED AREA INDICATES EXISTING 30' JOINT ACCESS AND PUBLIC UTILITY EASEMENT TO BE VACATED.

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



VICINITY MAP  
NO SCALE

APPROVED:

[Signature] 5/15/00  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

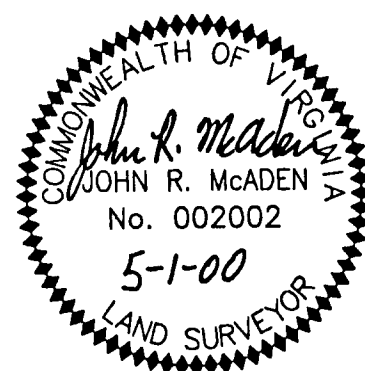
APPROVED:

[Signature] 5/15/00  
ENGINEER, CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:10 O'CLOCK P.M. ON THIS 15th DAY OF May, 2000, IN MAP BOOK 1, PAGE 1994-1995.

TESTE: John R. McAden, CLERK

[Signature]  
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.

[Signature] 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 NOTE 6).

EASEMENT PLAT FOR  
**E.R.S. BUILDERS, INC.**  
SHOWING EXISTING 30'  
JOINT ACCESS AND PUBLIC UTILITY EASEMENT  
TO BE VACATED  
AND SHOWING NEW 30'  
JOINT ACCESS AND PUBLIC UTILITY EASEMENT  
ON THE PROPERTY OWNED BY  
E.R.S. BUILDERS, INC.  
RECORDED IN INSTRUMENT# 990005931  
LOTS 1 THRU 5  
**OAKS OF COLONIAL**  
MAP BOOK 1, PAGE 1994-1995  
CITY OF ROANOKE, VIRGINIA  
MAY 1, 2000  
JOB #R0010095



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018