

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TURN KEY BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #000008142.

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:

TURN KEY BUILDERS, INC.
BY: Wm. Taylor Stone ITS: President

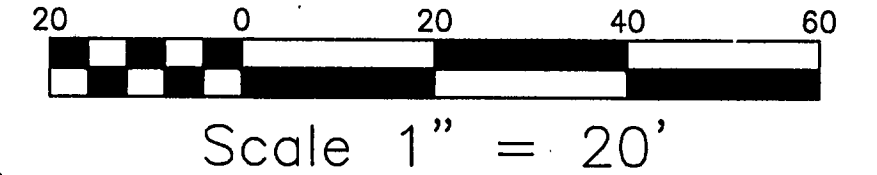
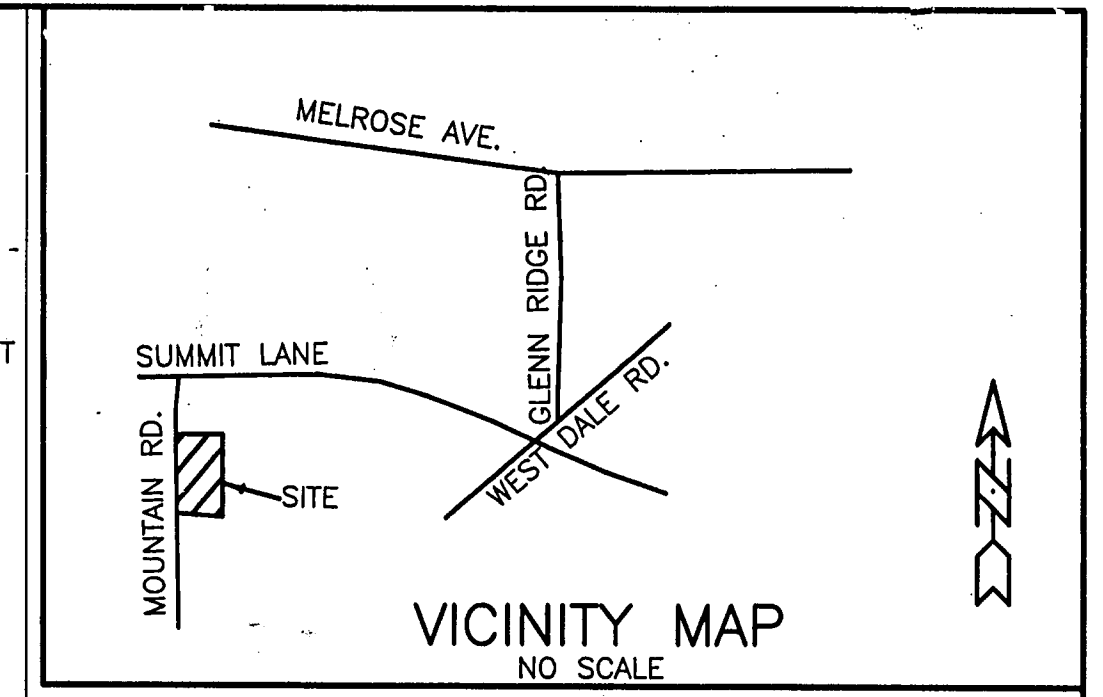
NOTES:

- OWNERS OF RECORD: TURN KEY BUILDERS, INC.
- LEGAL REFERENCE: INSTRUMENT #000008142
MAP BOOK 1, PAGE 1521
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- TAX MAP NUMBERS: 6090821 (LOT A-1-B)
6090822 (LOT A-1-C)
- PROPERTY IS CURRENTLY ZONED: RS-3
- THESE PROPERTIES ARE NOT LOCATED IN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP #51161C0041 D WITH AN EFFECTIVE DATE OF OCTOBER 15, 1993.

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT



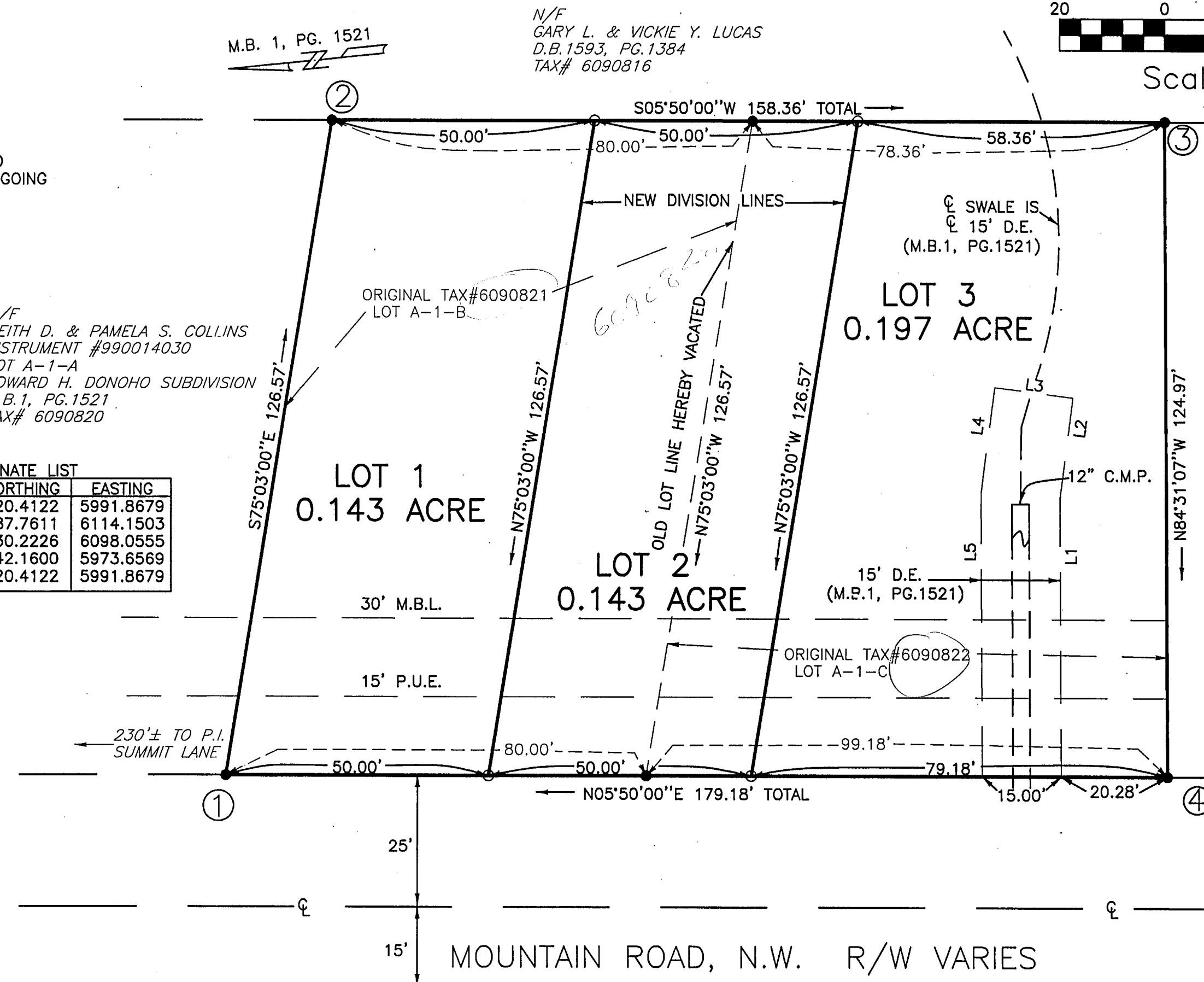
NOTARY STATEMENT

STATE OF Virginia, COUNTY/CITY OF Roanoke
I, B. J. Hargrave, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT William Taylor Stone WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF August, 2000.

B. J. Hargrave
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31, 2001

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	920.4122	5991.8679
2	887.7611	6114.1503
3	730.2226	6098.0555
4	742.1600	5973.6569
1	920.4122	5991.8679

N/F
KEITH D. & PAMELA S. COLLINS
INSTRUMENT #990014030
LOT A-1-A
EDWARD H. DONOHO SUBDIVISION
M.B.1, PG.1521
TAX# 6090820



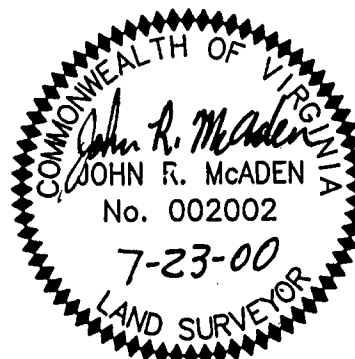
N/F
RONALD & JONELLA HARRIS
D.B. 1705, PG. 25
LOT 1
GARY L. & VICKIE Y. LUCAS SUBDIVISION
M.B.1, PG.1066
INST. #990007916
TAX# 6090818

15' DRAINAGE EASEMENT LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S84°31'07"E	53.20'
L2	S76°50'23"E	19.23'
L3	N13°09'37"E	15.00'
L4	N76°50'23"W	20.24'
L5	N84°31'07"W	54.11'

APPROVED: Paul W. Hargrave 8/7/00
ENGINEER, CITY OF ROANOKE
For Paul W. Hargrave 8/7/00
AGENT, CITY OF ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 1:35 O'CLOCK P.M. ON THIS 8th DAY OF August, 2000, IN MAP BOOK 1, PAGE 1521.

TESTE:
CLERK Kate Child
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

PLAT OF RE-SUBDIVISION FOR
TURN KEY BUILDERS, INC.
CREATING HEREON
LOTS 1, 2 AND 3
BEING A RE-SUBDIVISION OF
LOTS A-1-B AND A-1-C
SUBDIVISION PLAT FOR
EDWARD H. DONOHO
MAP BOOK 1, PAGE 1521
CITY OF ROANOKE, VIRGINIA
JUNE 23, 2000
JOB #R0010155.00
SCALE: 1"=20'



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