

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT KENNITH MODICA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF ROANOKE CITY, VIRGINIA IN DEED BOOK 1722, PG. 27.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THE PARCEL OF LAND SHOWN HEREON ENTIRELY WITH HIS 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 FURTHER PURSUANT TO THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ROANOKE, VIRGINIA THE 0.048 ACRE PARCEL SHOWN HEREON FOR STREET USE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

  
KENNITH MODICA

STATE OF VIRGINIA

County OF Roanoke TO WIT:

I, Loetta W. Keffen, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT KENNETH MODICA HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9 DAY OF August, 2000.

Loetta W. Keffen  
NOTARY PUBLIC  
April 30, 2004  
COMMISSION EXPIRES

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0066 D, EFFECTIVE DATE OCTOBER 15, 1993).
- 2) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 3) THE SUBJECT PROPERTY IS ZONED "RS3".
- 4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 5) IRON PINS ARE SET ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 6) EXISTING DWELLING ON LOT 1 IS SERVED BY PUBLIC WATER.
- 7) EXISTING GARAGE MUST BE REMOVED UNLESS A DWELLING IS COSTRUCTED ON LOT 2. SEE ZONING ORDINANCE SEC. 36.1-531(b).

APPROVED:

  
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

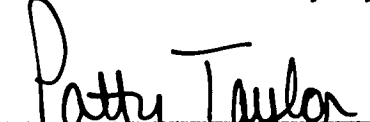
8/09/00  
DATE

  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

8/09/00  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:50 O'CLOCK P.M., ON THIS 9 DAY OF AUGUST, 2000.

TESTE: ARTHUR B. CRUSH, III, CLERK

BY:   
DEPUTY CLERK

N.B. 113, MODICA.DWG

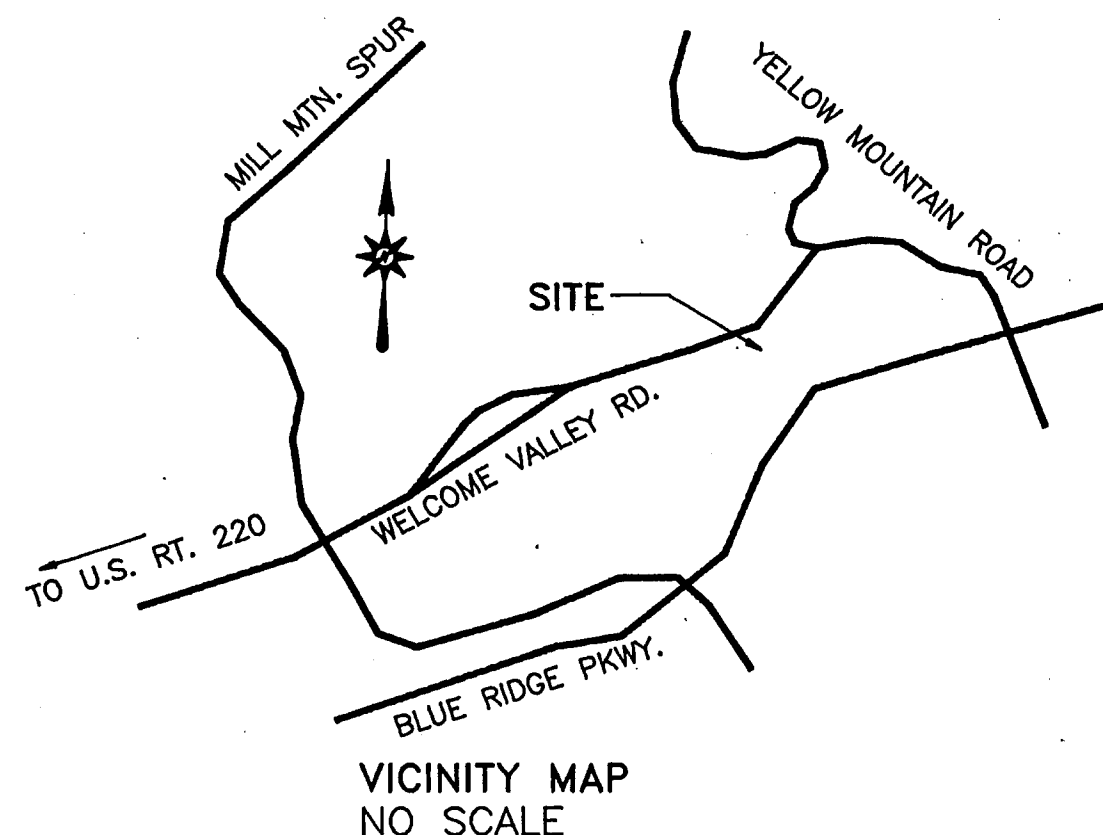
PROPERTY OF  
HUGH J. MAIN, JR. & PAULINE D. MAIN  
MAP BOOK 1, PAGE 536  
TAX NO. 4510920  
ZONED RS3

ORIGINAL 2.19 ACRES  
TAX NO. 4510917X

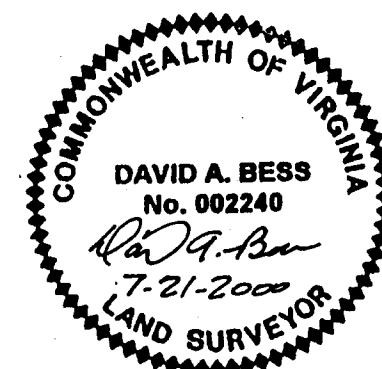
LOT 1  
1.268 ACRES

LOT 2  
0.876 ACRE

PROPERTY OF  
HAROLD A. GILES  
D.B. 1764, PG. 1106  
TAX NO. 4510916  
ZONED RS3

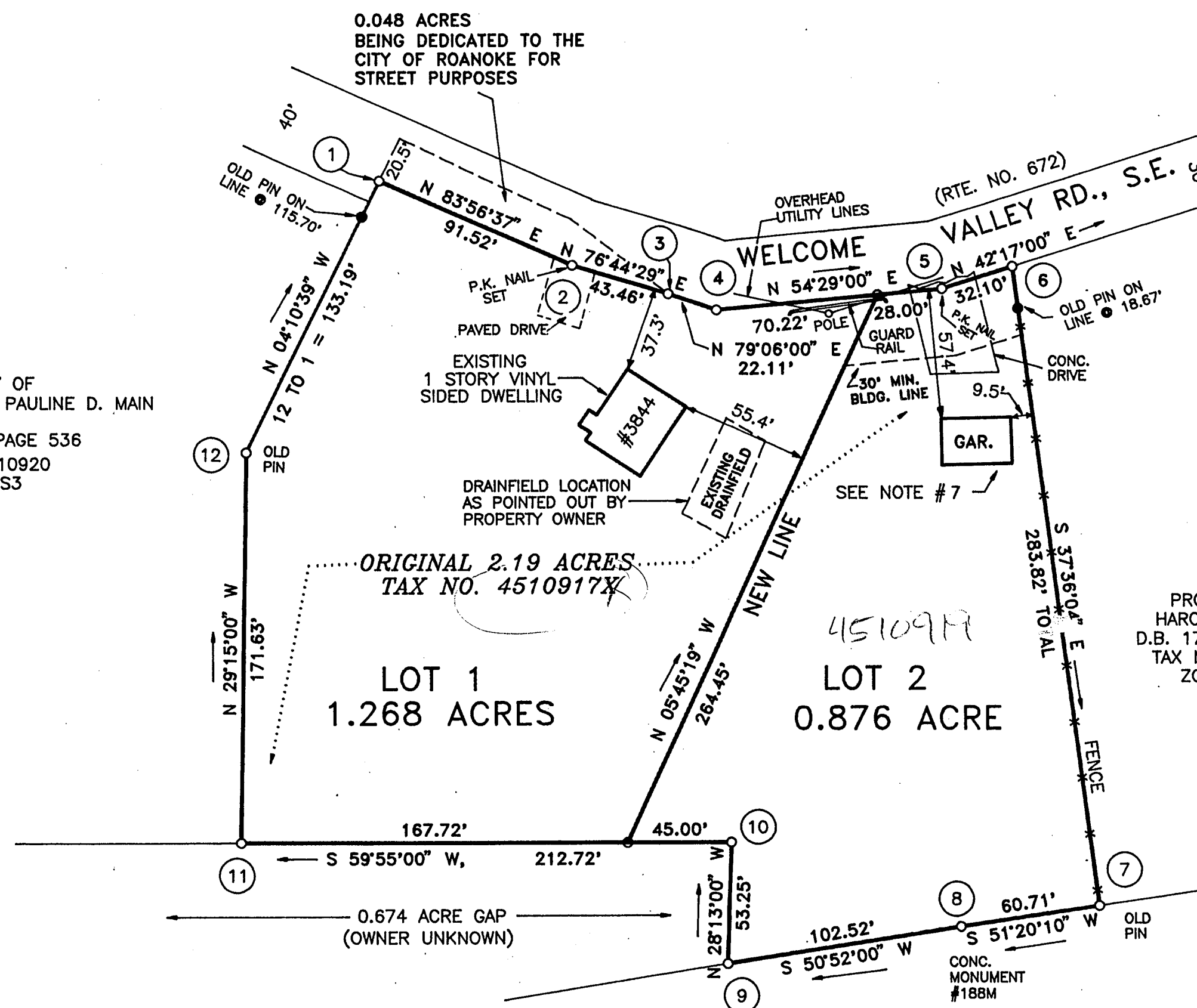


VICINITY MAP  
NO SCALE



LEGAL REFERENCE:  
D.B. 1722, PG. 27  
TAX NO. 4510917X

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BOUNDARY COORDINATES  
ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	5017.4452	4998.7238
2	5027.1007	5089.7293
3	5037.0682	5132.0308
4	5041.2491	5153.7419
5	5098.3090	5233.6878
6	5122.0575	5255.2845
7	4897.1932	5428.4603
8	4859.2683	5381.0542
9	4794.5652	5301.5315
10	4841.4873	5276.3545
11	4734.8594	5092.2885
12	4884.6059	5008.4264
1	5017.4452	4998.7238

PLAT OF SUBDIVISION MADE FOR  
KENNITH MODICA

SHOWING THE DIVISION OF A 2.19 ACRE PARCEL SITUATE ON WELCOME VALLEY ROAD, S.E. CREATING HEREON LOT 1 (1.268 ACRES) AND LOT 2 (0.876 ACRE) AND A 0.048 ACRE PARCEL BEING DEDICATED HEREON TO THE CITY OF ROANOKE FOR STREET PURPOSES

ROANOKE,

VIRGINIA

SCALE 1" = 50'

JULY 21, 2000

BY: JACK G. BESS LAND SURVEYING  
5422 STARKEY RD., S.W.  
ROANOKE, VA. 24014

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