

KNOW ALL MEN BY THESE PRESENTS:

THAT NEAL D. GIBSON, JR. AND SANDRA J. GIBSON, HUSBAND AND WIFE, ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 8 TO 1, INCLUSIVE, AND IS ALL THE LAND CONVEYED BY SAID OWNERS BY DEEDS RECORDED IN DEED BOOK 1372 PAGE 534 AND INSTRUMENT NUMBER 990005339 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA.

THE PLATTING AND COMBINING OF LOTS AS SHOWN HEREON IS WITH THE FREE WILL AND 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 AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNERS.

Neal D. Gibson, Jr. 9/25/00
NEAL D. GIBSON, JR. DATE
Sandra J. Gibson 9/25/00
SANDRA J. GIBSON DATE

I, *Sandra J. Gibson*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NEAL D. GIBSON, JR. AND SANDRA J. GIBSON, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION OF THIS 25 DAY SEPTEMBER, 1998, 2000

MY COMMISSION EXPIRES 8-31-2001

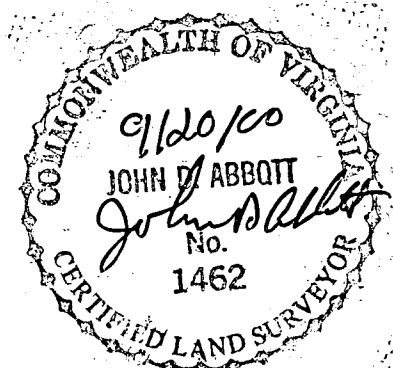
APPROVED: *Philip C. Schirmer* 9/28/00
CITY ENGINEER DATE
Robert Thomas 9/28/00
ROANOKE CITY AGENT TO THE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON OCT 5, 2000 AT 1:35 O'CLOCK P.M.

Arthur B. Crush III
TESTEE, ARTHUR B. CRUSH III, CLERK
BY: *Robert Thomas*
DERBY CLERK

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY BE ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 51161C0041 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THIS MAP IS BASED ON A CURRENT FIELD SURVEY.
4. LEGAL REFERENCES CITY OF ROANOKE D.B. 1372 PG. 534 AND MB 1 PG. 166, ALSO, INSTRUMENT # 99005339 AND MB 1 PG. 1887.
5. THE PURPOSE OF THIS SURVEY IS TO COMBINE TAX MAP # 2741411 AND 2740402 AND CREATE A NEW LOT.



POINT	NORTHING	EASTING
1	4838.843	4985.613
2	4963.531	5009.737
3	4981.733	4923.732
4	5104.024	4949.614
5	5086.424	5032.772
6	5170.068	5048.451
7	5142.401	5196.050
8	4814.062	5135.969
1	4838.843	4985.613

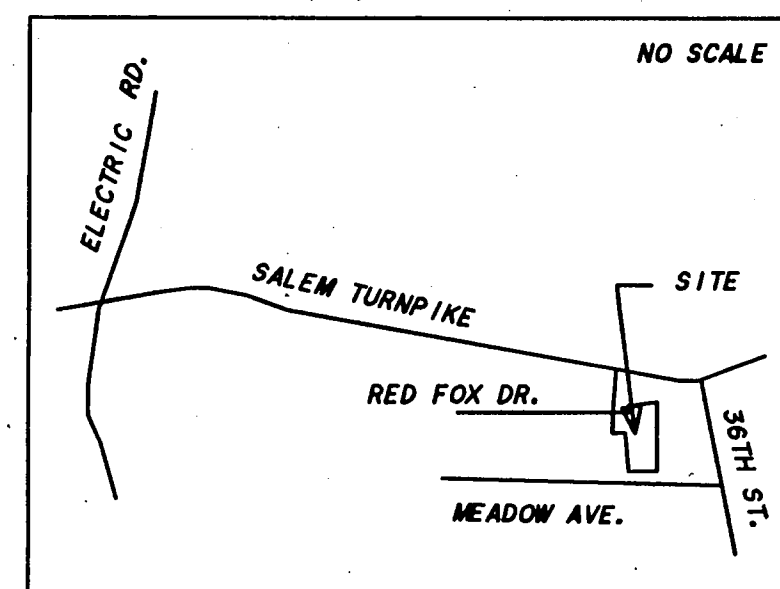
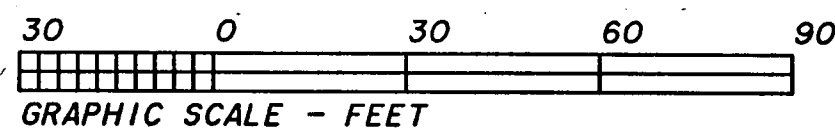
COMBINATION PLAT
FOR

NEAL D. JR. & SANDRA J. GIBSON

BY:

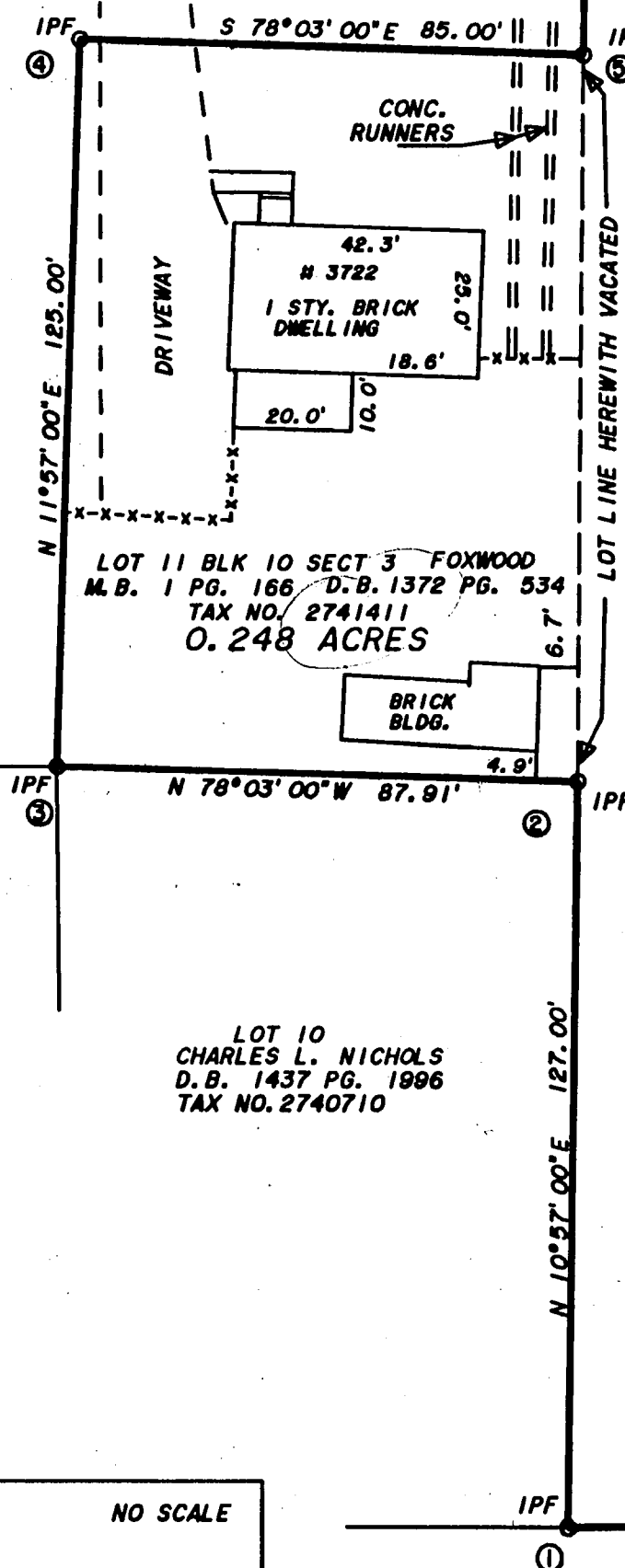
JOHN D. ABBOTT, PE, CLS
RT. 1 BOX 534
CATAWBA, VIRGINIA 24070

SHOWING THE COMBINATION OF 0.248 ACRE LOT 11 BLOCK 10 SECTION 3 FOXWOOD M.B. 1 PG. 166 AND 1.163 ACRE LOT R2-4 AS SHOWN ON M.B. 1 PG. 1887, CREATING NEW 1.411 ACRE LOT 11A SITUATE AT 3722 RED FOX DRIVE, NW, ROANOKE, VIRGINIA.



RED FOX DRIVE N.W.
50' R/W

JOHN R. SEXTON
D.B. 1204 PG. 226
TAX MAP # 2741410
LOT 10 SECT. 3
BLK 10
FOXWOOD MAP BK 1 PG. 166



LOT 28
GARY N. HODNETT
INST. # 970021990
TAX NO. 2740406

LOT R2-4
INSTRUMENT # 990005339
TAX # 2740402
MB 1 PG. 1887
1.163 ACRES

0.248 ACRE LOT 11
TO BE COMBINED WITH
1.163 ACRE LOT R2-4
TO CREATE

NEW LOT 11A
1.411 ACRES

PERIMETER SURROUNDED
BY CHAIN LINK FENCE

MEADOW AVE N.W. 30' R/W

DATE: JUNE 27, 2000
SCALE: 1" = 30'
SOURCE: D.B. 1372 PG. 534 & INST. # 990005339
TAX # 2741411 & 2740402
JOB NO. 00046C
REVISED DATE: SEPTEMBER 16, 2000

THIS IS AN ORIGINAL SIZE PLAT,
AND HAS NOT BEEN REDUCED