KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CHARLES B. BEASLEY AND JAMES M. BEASLEY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 980018479.

THE PLATTING OF THE LAND SHOWN HEREON IS 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:

STATE OF VIRGINIA

James H. Hil A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CHARLES B. Beasley WHOSE NAME SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY _WHOSE NAME IS

MY COMMISSION EXPIRES Feb. 28 2002

STATE OF VIRGINIA

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

WHOSE NAME
SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY _WHOSE NAME IS APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 27 DAY OF Sept <u>,</u>20**0-**0_.

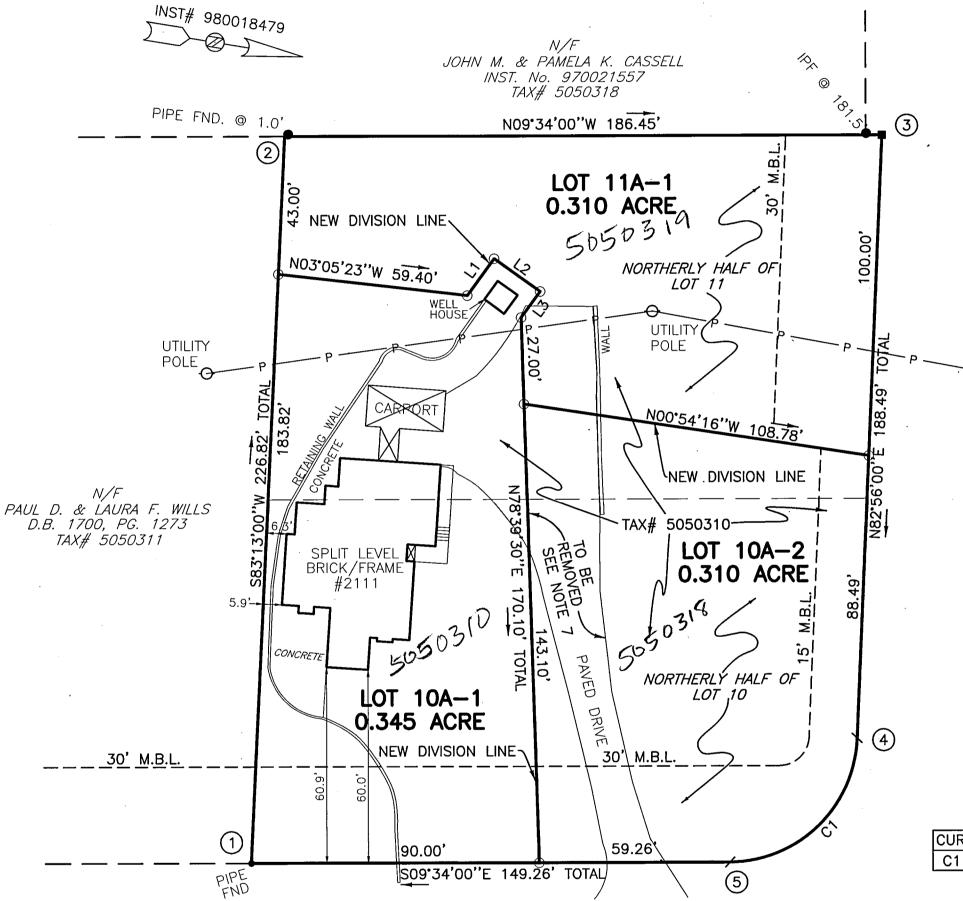
11/09/00 DATE 1/00/00

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT //: 35 O'CLOCK A.M. ON THIS 15 DAY OF November, 2000, IN

MAP BOOK __/__, PAGE 2/8/.

NOTES:

- 1. OWNERS OF RECORD: CHARLES B. BEASLEY AND JAMES M. BEASLEY
- LEGAL REFERENCE; INSTRUMENT NO. 980018479
- TAX MAP NUMBER: 5050310
- PROPERTY CURRENTLY ZONED: RS-1
- UNDERGROUND UTILITY SERVICE LINES
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 7. THE EXISTING DRIVEWAY SERVES 2111 LEE HI ROAD, S.W. AND IS TO BE RELOCATED TO FIT ENTIRELY ON LOT 10A-1.



HIDDEN OAK VICINITY MAP

> COORDINATE LIST CODNED MODTH

CORNER	NORTH	EASI
1	852.81590	5024.8064
2	826.02493	4799.5740
3	1009.88195	4768.5870
4	1033.07077	4955.6452
5	1000.00003	5000.0000
1 .	852.81590	5024.8064

LEGEND

UTILITY

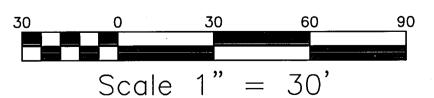
POLE

IRON PIN FOUND IRON PIN SET

CONCRETE MONUMENT FOUND

				LINE	DI	RECTION		DISTANCE
		•		L1	N	6 3°13' 38′	'W	14.17'
			[L2	N:	25 ° 55 ' 22'	'E	17.60'
				L3	Sŧ	5 3 °14'49'	'E	10.04'
JRVE	DELTA	RADIUS	ARC	TANGENT		CHORD	BEARING	
1	87'30'39''	40.00	61.09	38.30		55.33	S53'17'31''E	

LEE HI ROAD, S.W. 40' R/W



No. 002002

SUK!

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

002002

RESUBDIVISION PLAT FOR

CHARLES B. BEASLEY AND JAMES M. BEASLEY

SITUATED AT 2111 LEE HI ROAD BEING 0.965 ACRES AS DESCRIBED IN INSTRUMENT NO. 980018479 AND BEING THE

NORTHERN HALF OF LOTS 10 AND 11 MAP OF SECTIONS 2 AND 3

LEE HI PARK CREATING HEREON LOT 10A-1 (0.345 ACRE) LOT 10A-2 (0.310 ACRE)

LOT 11A-1 (0.310 ACRE) CITY OF ROANOKE, VIRGINIA SEPTEMBER 5, 2000 JOB NUMBER R0000181.00

SCALE: 1"=30'



SURVEYERS

ENGINEERS

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

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS

OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED

ZONE X UNSHADED (EFFECTIVE DATE:10/15/93)

BY CURRENT FEMA MAPS. SEE MAP #51161C0028D