

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ANTHONY MATTHEWS IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER FROM ALFRED BLAINE NICHOLSON BY DEED DATED SEPTEMBER 22, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 000012477.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS VACATED-COMBINED THE LOTS INTO ONE LOT AS SHOWN HEREON ENTIRELY OF 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 THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE LINE 5-6 AS SHOWN DOTTED HEREON.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

OWNER

INST. NO. 000012477

Anthony Matthews 12/14/00  
ANTHONY MATTHEWS DATE

STATE OF VIRGINIA

City OF Salem  
TO WIT:

I, Anna S. Gill A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ANTHONY  
MATTHEWS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY  
AFORESAID JURISDICTION ON THIS 14th DAY OF December,  
2000.

MY COMMISSION EXPIRES:

3-31-01  
Anna S. Gill  
NOTARY PUBLIC

#### COORDINATES

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	5135.01	4996.19
3	5134.85	5101.19
4	4999.85	5102.42
1	5000.00	5000.00

THESE COORDINATES ARE BASED ON AN  
ASSUMED DATUM.

#### GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0046 D; EFFECTIVE DATE: OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA  
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED  
ADMITTED TO RECORD AT 2:50 O'CLOCK P.M. ON THIS 18 DAY OF Dec, 2000.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Art B. Crush  
DEPUTY CLERK

CLOSED BY JTP, JR.

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

M.B. 1 PG. 2196

#### LEGEND:

M.B.L.= MINIMUM BUILDING LINE

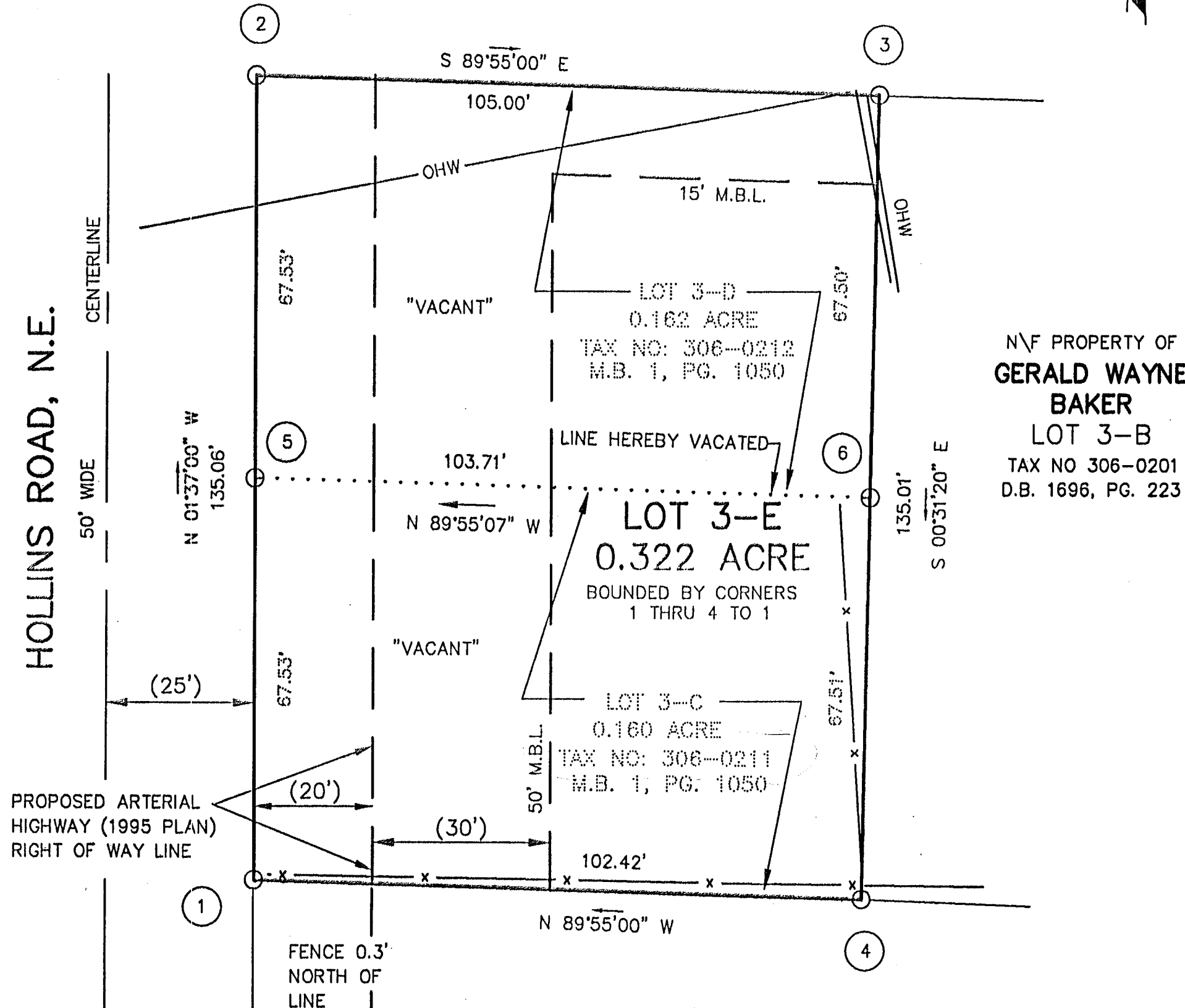
N\F= NOW OR FORMERLY

OHW= OVERHEAD WIRE

KYLE AVENUE, N.E.

40' WIDE

MERIDIAN OF M.B. 1 PG. 1050



N\F PROPERTY OF  
MARGARET J. WIDENER  
TAX NO 306-0209

N\F PROPERTY OF  
GERALD WAYNE  
BAKER  
LOT 3-B  
TAX NO 306-0201  
D.B. 1696, PG. 223

APPROVED:

John T. Parker 12/18/00  
AGENT - CITY OF ROANOKE  
PLANNING COMMISSION  
Theresa C. Gorman 12/18/00  
CITY ENGINEER - CITY OF ROANOKE DATE

THE MINIMUM BUILDING LINES SHOWN HEREON IS BASED ON THE  
REQUIREMENTS OF THE CITY OF ROANOKE SUBDIVISION AND ZONING  
ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE CITY  
OF ROANOKE ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE  
MINIMUM BUILDING LINE SHOWN HEREON.

RESUBDIVISION - VACATION -  
COMBINATION PLAT FROM RECORDS FOR

**ANTHONY MATTHEWS**

SHOWING THE VACATION AND COMBINATION  
OF LOT 3-C AND LOT 3-D

ALFRED BLAINE NICHOLSON SUBDIVISION

M.B. 1, PG. 1050

CREATING HEREON LOT 3-E, SECTION 13

FAIRMONT CORPORATION

SITUATE ON HOLLINS ROAD, N.E. AND KYLE AVENUE, N.E.

CITY OF ROANOKE, VIRGINIA

TAX NO.: 306-0211, 0212

DRAWN: JTP, JR.

CALC: JTP, JR.

DISK: JTPZ-4

SCALE: 1" = 20'

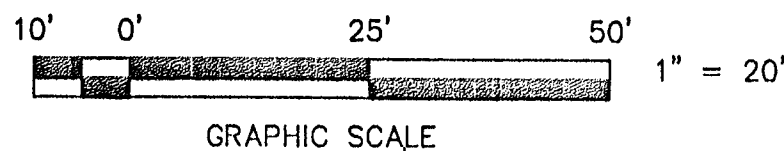
DATE: DECEMBER 14, 2000

W.O.: 00-1201

N.B. N/A



**TPP&S** T. P. PARKER & SON  
816 Boulevard  
Post Office Box 39  
Salem, Virginia 24153



M.B. 1 PG. 2196