

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FOUR S ASSOCIATES ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE AND IS 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 #000004071.

THAT ROGER SAUNDERS IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 3 TO 5 TO 6 TO 4 TO 3, INCLUSIVE, AND BEING A PART 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 DEED BOOK 1538, PAGE 177.

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:

FOUR S ASSOCIATES

BY: Roger W. Saunders

ITS: MANAGER

Roger Saunders
ROGER SAUNDERS OWNER

NOTARY STATEMENT

STATE OF Virginia, COUNTY/CITY OF Roanoke
I, Roger W. Saunders A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Roger W. Saunders WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF March, 2001.

B. J. H. J.
NOTARY PUBLIC

May 31 2001
MY COMMISSION EXPIRES

NOTARY STATEMENT

STATE OF Virginia, COUNTY/CITY OF Roanoke
I, R. J. H. J. A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Roger Saunders WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF March, 2001.

B. J. H. J.
NOTARY PUBLIC

May 31 2001
MY COMMISSION EXPIRES

APPROVED:

Philip C. Saunders
ENGINEER, CITY OF ROANOKE

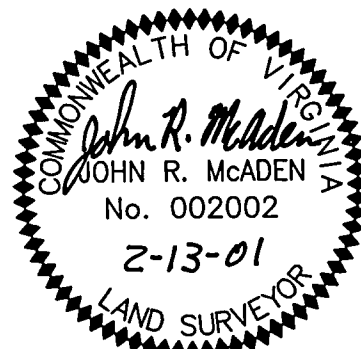
3/20/01
DATE

John R. McAden
AGENT, CITY OF ROANOKE PLANNING COMMISSION

3/20/2001
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:50 O'CLOCK A.M. ON THIS 26 DAY OF MARCH, 2001, IN MAP BOOK 1, PAGE 2224.

TESTE: Arthur B. C. IV
CLERK
Patty Taylor
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

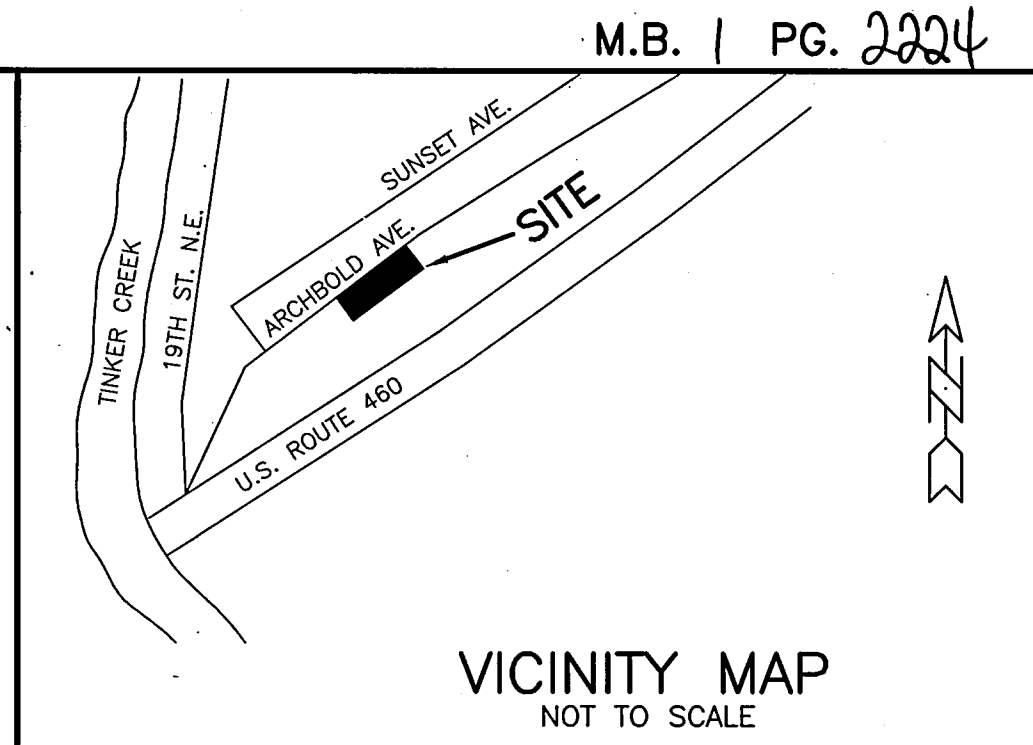
NOTES:

1. OWNER OF RECORD: FOUR S ASSOCIATES
INSTRUMENT #000004071
TAX # 3221153, 3221154, & 3221155
2. OWNER OF RECORD: ROGER SAUNDERS
DEED BOOK 1538, PAGE 177
TAX # 3221156, 3221157, 3221158, & 3221159
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. NO TITLE REPORT FURNISHED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS CURRENTLY ZONED: RM-2
6. UNDERGROUND UTILITY SERVICE LINES
7. ORIGINAL LOTS 53 - 59, WERE 40' IN WIDTH.

THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.

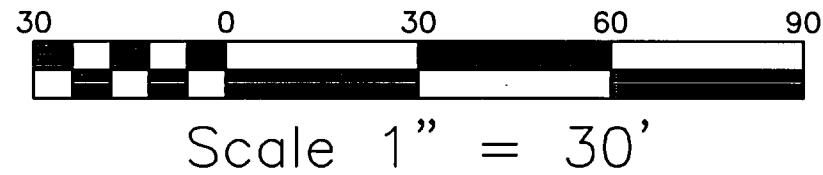
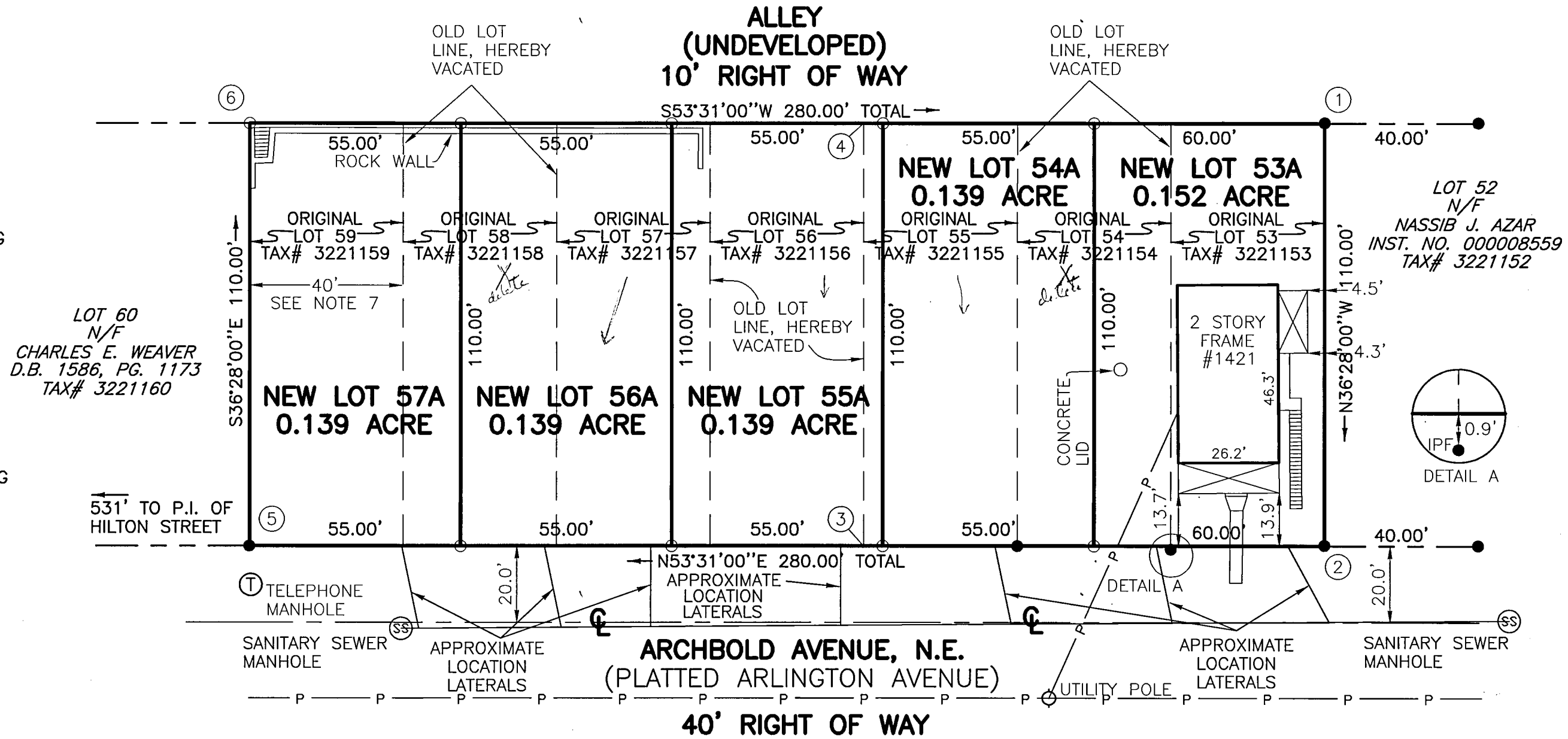
LEGEND

- - IRON PIN FOUND
- - IRON PIN SET



COORDINATE LIST

CORNER	NORTHING	EASTING
1	5301.49470	5575.40180
2	5389.95701	5510.02275
3	5461.30768	5606.50633
4	5372.84537	5671.88539
5	5556.44191	5735.15111
6	5467.97960	5800.53016
1	5301.49470	5575.40180



THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0046D (EFFECTIVE DATE: OCT. 15, 1993)

PLAT OF RE-SUBDIVISION FOR

ROGER SAUNDERS
CREATING HEREON

- LOT 53A (0.152 ACRE)
- LOT 54A (0.139 ACRE)
- LOT 55A (0.139 ACRE)
- LOT 56A (0.139 ACRE)
- LOT 57A (0.139 ACRE)

BEING A RE-SUBDIVISION OF
LOTS 53-59, BLOCK 40

MAP No. 2
EASTGATE ADDITION
CITY PLAN No. 2384
DEED BOOK 126, PAGE 453 (ROANOKE COUNTY)
CITY OF ROANOKE, VIRGINIA
FEBRUARY 13, 2001
JOB #R0110058.00
SCALE: 1"=30'

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

