THAT ANTHONY D. NUNLEY IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 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 1695.

THE SAID OWNER CERTIFIES HE HAS SUBDIVIDED THE PARCELS 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 0.023 ACRE PARCEL SHOWN HEREON FOR STREET USE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

ANTHONY D. NUNLEY

3-13-01 DATE

STATE OF VIRGINIA

TO WIT:

_, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT ANTHONY D. NUNLEY HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 13 DAY OF <u>march</u>. 2001.

NOTARY PUBLIC

april 31,2004 COMMISSION EXPIRES

NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FLOOD INSURANCE RATE MAP NO 51161C0048 D, EFFECTIVE DATE OCTOBER 15, 1993).
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS ZONED RM1
- THIS MAP IS BASED ON A CURRENT FIELD SURVEY.

APPROVED:

hup C. Tellini-CITY ENGINEER, CITY OF ROANOKE, VA.

4.11.01 DATE

/AGENT, CITY OF ROANOKE PLANNING

COMMISSION

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 10:400'CLOCK A.M., ON THIS 12 DAY OF agril _, 2001.

TESTE: ARTHUR B. CRUSH, III, CLERK

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

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(3)

PART OF LOT 4 BLOCK 2A, MTN. VIEW HEIGHTS

PROPERTY OF GEORGE A. BOONE, JR. & LORETTA A. EPPERLEY D.B. 1761, PG. 1865 TAX NO. 4391106 ZONED RM1

PROPERTY OF KEITH T. BRUNN D.B. 1760, PG. 567 TAX NO. 4391107 ZONED RM1

ORIGINAL LOT 5 -

58.44'

N 15'31'00" E

LOT 5A

0.151 ACRE

31.04'

S 85'51'49" E 169.04' ——

110.60' PIN VINYL SIDED LOT 4A-10.251 ACRE PORCH

1 STY. 6. DWLG. NO. 1530 N

ORIGINAL

LOT 4A

98.001 TOTAL

- N 85'52'00" W

EVA W. DOSS, ET ALS D.B. 1741, PG. 417 TAX NO. 4391,08X ZONED RM1

PROPERTY OF

OLD PIN 336.68' TO P.I. WITH - MORAN ST.

PROPERTY OF

GARY M. McCORMACK

D.B.1573, PG. 845

TAX NO. 4391117

ZONED RM1

BLANTON AVENUE, S.E. 40' R/W

0.023 ACRE

SET

-- N 85'52'00" W (4) 0

71.05'

MABRY AVENUE BLANTON AVENUE HILLYIEW AVENUE

LEGAL REFERENCE: D.B. 1341, PG. 349 TAX NO. 4391118 TAX NO. 4391119 D.B. 1695, PG. 1090

BOUNDARY COORDINATES POINT | NORTHING | EASTING 1 1925.8291 1867.2075 2 2027.8287 1892.1666 3 2015.6353 2060.7748 4 1903.7949 2033.4077 5 1911.1058 1932.2415 6 1920.9552 1934.6516 1 1925.8291 1867.2075 ORIGIN ASSUMED

SET

VICINITY MAP NO SCALE

PLAT OF SUBDIVISION MADE FOR

ANTHONY D. NUNLEY

SHOWING THE RE-DIVISION OF LOT 4A, SUBDIVISION OF PROPERTY OF JASPER B. & SANDRA C. JONES (D.B. 1341, PC. 349), AND THE SOUTHERLY PORTION OF LOT 5, SECTION 2A, MOUNTAIN VIEW HEIGHTS (CO. P.B. 1, PG. 374), CREATING HEREON LOT 4A-1 (0.251 ACRE) AND LOT 5A (0.151 ACRE), AND SHOWING A 0.023 ACRE TRACT DEDICATED HEREON FOR THE WIDENING OF BLANTON AVE., S.E.

ROANOKE,

VIRGINIA

SCALE 1" = 30"

MARCH 6, 2001

BY: DAVID A. BESS, L.L.C. LAND SURVEYING 3100A PETERS CREEK RD. ROANOKE, VA. 24019

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