

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FIRST CHOICE HOMES, LLC IS THE OWNER OF A 1.893 ACRE TRACT, BEING ALL OF LOTS 21, 22 AND 23, SECTION 12, IDLEWILD PARK AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 1, PAGE 258, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE AND BEING ALL OF PARCEL B OF THE PROPERTY CONVEYED TO SAID OWNER BY KATHLEEN W. RICHARDSON BY DEED DATED JANUARY 24, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 010002706.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES LOT LINES SHOWN DOTTED HEREON.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Glen J. Schumeyer 5-16-2001
GLEN J. SCHUMEYER DATE
FIRST CHOICE HOMES, LLC

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 GLEN J. SCHUMEYER, FIRST CHOICE HOMES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 16th DAY OF May, 2001.

MY COMMISSION EXPIRES: *3-31-05*
Anna S. Gill NOTARY PUBLIC

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.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

BOUNDARY NOTE:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 341-0309, BEING LOTS 22 & 23, SECTION 12, IDLEWILD PARK AND TAX PARCEL NO. 341-0308, BEING LOT 21, SECTION 12, IDLEWILD PARK AND CREATES HEREON LOT 1 (0.212 AC.), LOT 2 (0.132 AC.), LOT 3 (0.128 AC.), LOT 4 (0.132 AC.), LOT 5 (0.194 AC.), LOT 6 (0.176 AC.) AND LOT 7 (0.919 AC.)

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 2:45 O'CLOCK P.M. ON THIS 25th DAY OF May, 2001.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: *John T. Parker*
DEPUTY CLERK

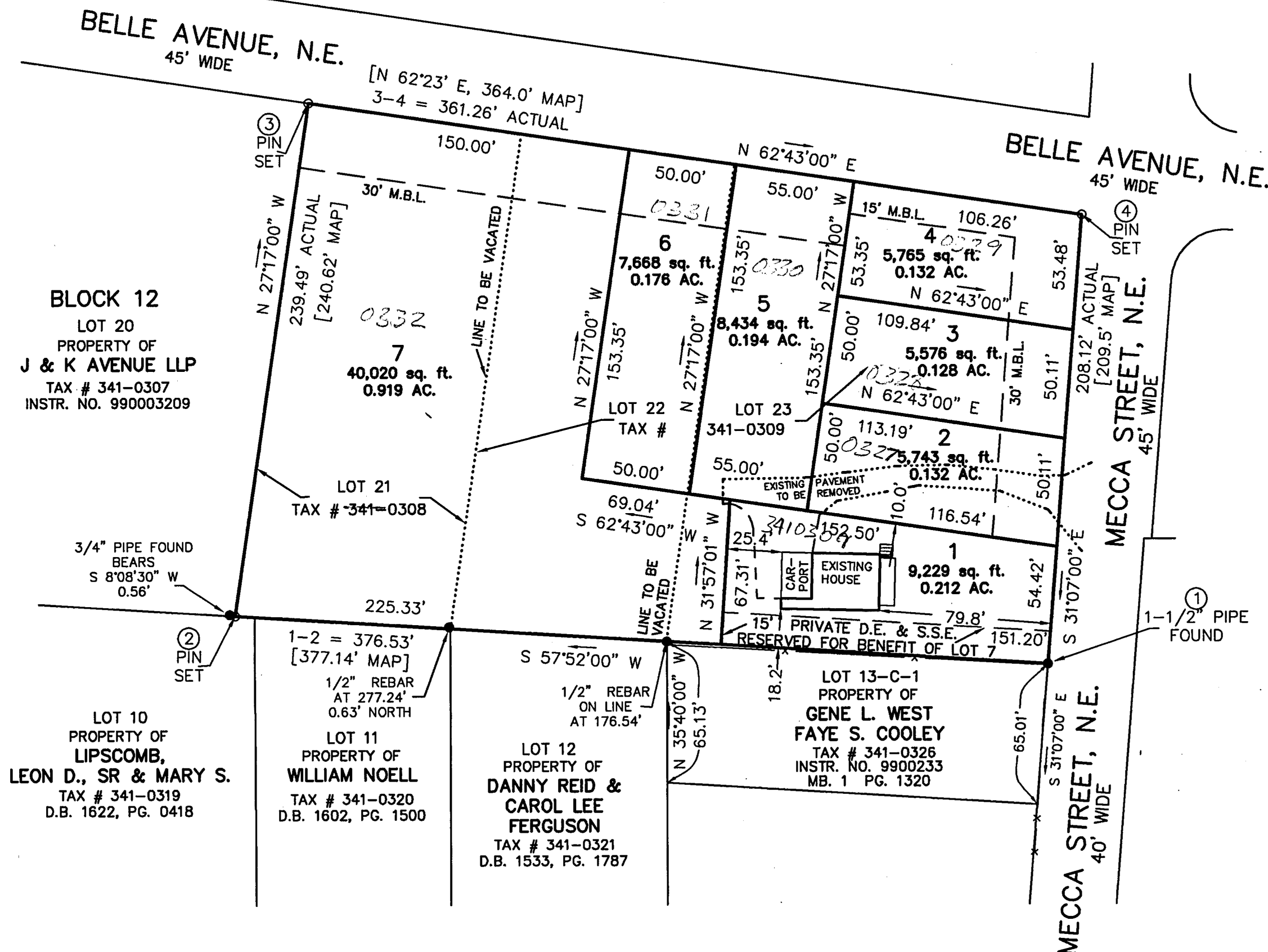
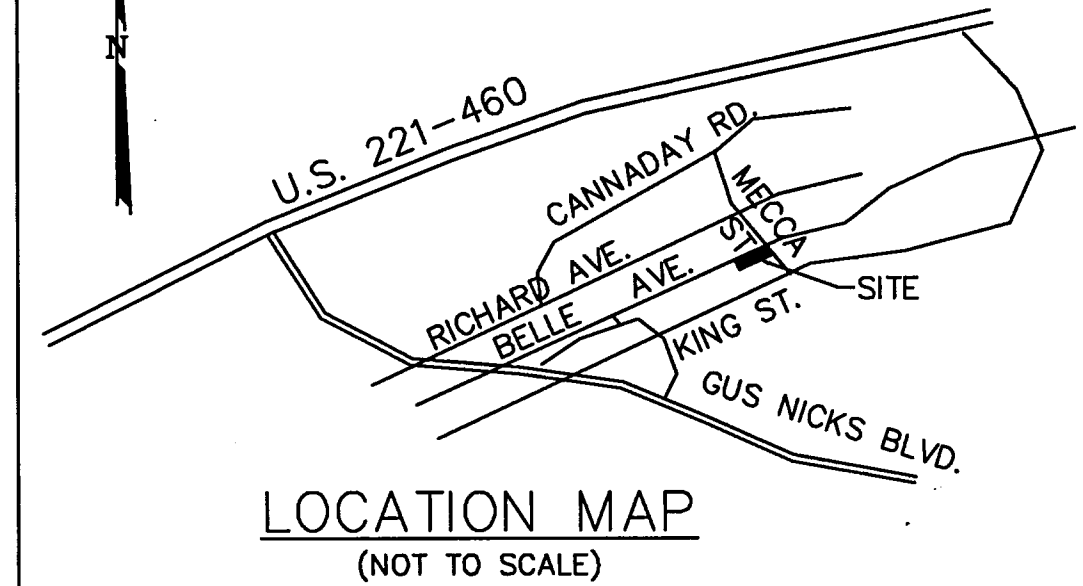
CLOSED BY LRD

LEGEND

M.B.L.=MINIMUM BUILDING LINE
P.U.E.=PUBLIC UTILITY EASEMENT
S.S.E.=SANITARY SEWER EASEMENT
D.E.=DRAINAGE EASEMENT
● = MONUMENT FOUND
○ = IRON PIN SET

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

M.B. 1, PG. 2250



COORDINATES

CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	2799.70	2681.11
3	3012.58	2571.37
4	3178.18	2892.45
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

RESUBDIVISION FOR

FIRST CHOICE HOMES, LLC

SHOWING RESUBDIVISION OF LOTS 21, 22 & 23
BLOCK 12, IDLEWILD PARK
P.B. 1, PG. 258
CREATING HEREON LOTS 1 THRU 7
SITUATE ON MECCA STREET, N.E. AND BELLE AVENUE, N.E.
ROANOKE, VIRGINIA

TAX # 341-0308
341-0309
DRAWN: Z/LRD/7
CALC: LRD

SCALE: 1" = 50'
DATE: JANUARY 25, 2001
W.O. 00-1292
N.B. G-231



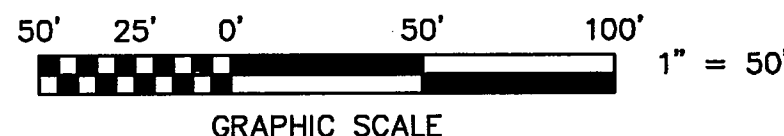
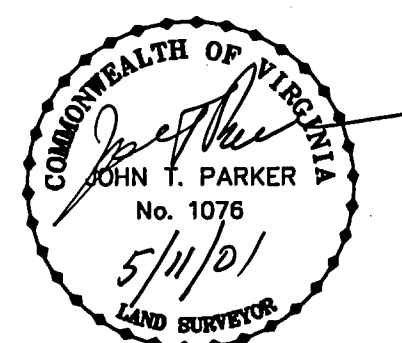
TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153

M.B. 1, PG. 2250

APPROVED:

John T. Parker 5/17/2001
AGENT - CITY OF ROANOKE
PLANNING COMMISSION
Philip C. Altman 5-17-2001
CITY ENGINEER - CITY OF ROANOKE DATE

THIS RESUBDIVISION IS BASED ON A CURRENT FIELD SURVEY. FIRST CHOICE HOMES, LLC IS THE OWNER OF RECORD, SEE INST. NO. 010002706



0673