

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT LARRY B. & TERRY R. CEOLA ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 9 TO 1, INCLUSIVE, AND IS THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1587, PAGE 1822.

SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT# 980011829 LISTING DOUGLAS W. DENSMORE AND JOHN R. FRANCIS, JR., EITHER OF WHOM MAY ACT, AS TRUSTEES AND FIRST CITIZENS BANK & TRUST COMPANY AS BENEFICIARY.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE AREAS ON THIS PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 - 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

Larry B. Ceola 6-14-01
LARRY B. CEOLA, OWNER DATE

Terry R. Ceola 6-14-01
TERRY R. CEOLA, OWNER DATE

Douglas W. Densmore/John R. Francis, Jr. 6/14/01
DOUGLAS W. DENSMORE/JOHN R. FRANCIS, JR., TRUSTEE DATE

First Citizens Bank & Trust Company 6/14/01
FIRST CITIZENS BANK & TRUST COMPANY, BENEFICIARY DATE

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Patrick M. Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Larry B. Ceola WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14 DAY OF June, 2001.

Patrick M. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/2003

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Patrick M. Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Larry B. Ceola WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14 DAY OF June, 2001.

Patrick M. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/2003

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Mary Bryant, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John R. Francis, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF June, 2001.

Mary Bryant
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/31/03

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Mary Bryant, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Bruce A. Holler WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF June, 2001.

Mary Bryant
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/31/03

COMBINATION PLAT
FOR
LARRY B. & TERRY R. CEOLA
SHOWING THE COMBINATION
OF A PORTION OF ORIGINAL LOTS 1 & 2
C.A. PLASTERS & W.C. JOHNSON SUBDIVISION
(PLAT BOOK 3, PAGE 97, ROANOKE COUNTY)
CREATING HEREON NEW LOT 1A (0.634 AC.)
AND CREATING NEW 20' DRAINAGE EASEMENT
SITUATED AT THE INTERSECTION OF
GUS NICKS BOULEVARD & RICHARD AVENUE, N.E.
CITY OF ROANOKE, VIRGINIA
MAY 6, 2001
E.C.I. PROJECT NUMBER 00147

APPROVED:
Philip C. Swann 6/25/01
CITY ENGINEER, CITY OF ROANOKE DATE

John R. Francis, Jr. 6/22/2001
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3:23 O'CLOCK P.M. ON THIS THE 27 DAY OF June, 2001, IN MAP BOOK 1, PAGE 2265.

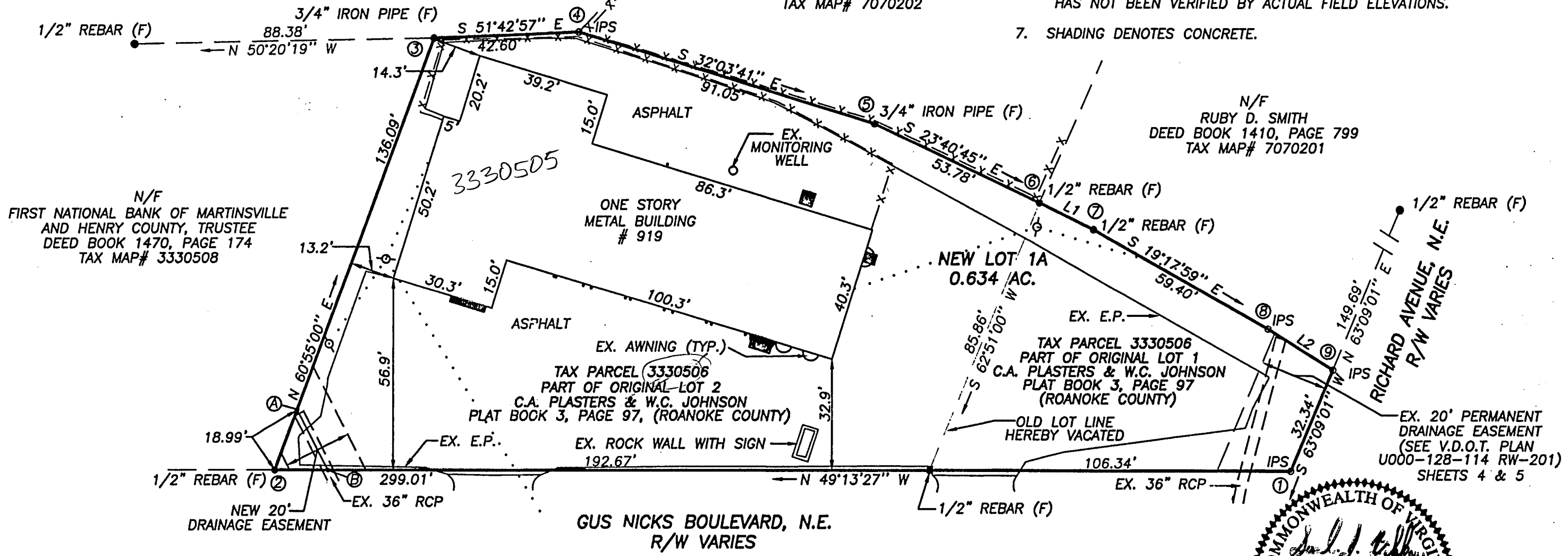
BY: Arthur B. Crush III
CLERK

Patty Taylor
DEPUTY CLERK

N/F
MICHAEL J. & AMANDA R. TAURONE
INSTRUMENT# 990006146
TAX MAP# 7070235

N/F
JAMES R. & JUDY C. WILLIAMS
DEED BOOK 1432, PAGE 1065
TAX MAP# 7070202

N/F
RUBY D. SMITH
DEED BOOK 1410, PAGE 799
TAX MAP# 7070201



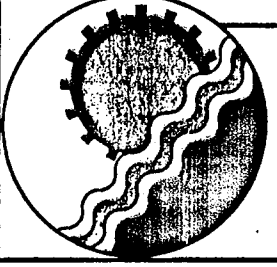
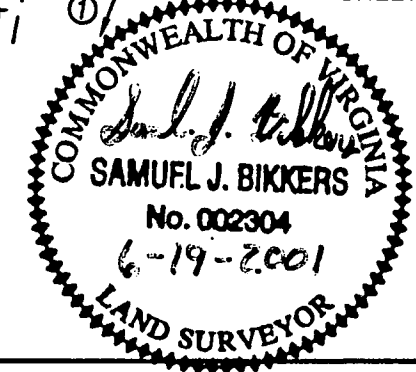
CENTERLINE NEW 20' DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
A-B	S 13°39'26" W	20.03'

LINE	BEARING	DISTANCE
L1	S 22°49'59" E	17.68'
L2	S 16°40'59" E	22.62'

BOUNDARY COORDINATES (ASSUMED ORIGIN)		
CORNER	NORTHING	EASTING
1	4574.8532	4287.9921
2	4770.1390	4061.5583
3	4836.2898	4180.4892
4	4809.8945	4213.9304
5	4732.7300	4262.2632
6	4683.4804	4283.8611
7	4667.1858	4290.7217
8	4611.1239	4310.3540
9	4589.4601	4316.8465
1	4574.8532	4287.9921

LEGEND	
---	SURVEYED LINES
---	DEED LINES
-x-x-x-	FENCE
.....	OVERHEAD UTILITIES
o	UTILITY POLE
EX	EXISTING
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
(F)	FOUND
IPS	CAPPED REBAR SET
E.P.	EDGE OF PAVEMENT
RCP	REINFORCED CONCRETE PIPE
TYP.	TYPICAL

- NOTES:
- OWNER OF RECORD: LARRY B. & TERRY R. CEOLA
 - LEG. I REFERENCE: DEED BOOK 1587, PAGE 1822
 - TAX MAP NUMBERS: 3330505 & 3330506
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
 - BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X UNSHADED, SEE FLOOD INSURANCE RATE MAP 51161C0046 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 - SHADING DENOTES CONCRETE.



ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	SJB	<p>Scale 1" = 30'</p>	1"=30'
Designed			5-8-01
Checked	SJB		PROJECT: 00147
Approved	SJB		1 of 1