

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROBERT G. BENNETT AND BETTY A. BENNETT ARE THE OWNERS OF A 1.776 ACRE PARCEL, COMPRISED OF LOT 1, LOT 2, A PORTION OF LOTS 4 & 5 AND A 0.657 ACRE PORTION OF PARCEL NO. 1, HULL-THOMAS MAP AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 400, PAGE 228, BOUNDED BY OUTSIDE CORNERS 1 THRU 20 TO 26 THRU 33 TO 1, INCLUSIVE AND BEING ALL THE LAND CONVEYED TO SAID OWNERS BY ROBERT E. BERRY AND MARGARET V. BERRY BY DEED DATED NOVEMBER 16, 1995 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1751, PAGE 225.

THAT ROBERT H. BENNETT, JR. AND ROBERT G. BENNETT ARE THE OWNERS OF A 0.54 ACRE PARCEL, BEING THE EAST PART OF LOT "B", HULL-THOMAS MAP, BOUNDED BY OUTSIDE CORNERS 1, 2, 25, 24, 23, 22, 21, 27, 34, 35, 36 TO 1, INCLUSIVE AND BEING ALL THE LAND CONVEYED TO SAID OWNERS BY JAMES HOWARD CLARK, JR. ET ALS BY DEED DATED MAY 25, 2001 AND RECORDED IN AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 010007756.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE VACATED THE ORIGINAL LOT LINES SHOWN DOTTED HEREON AND RESUBDIVIDED THE PROPERTY SHOWN HEREON ENTIRELY OF THEIR 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.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Robert G. Bennett 9-10-01
ROBERT G. BENNETT DATE
D.B. 1751, PG. 225

Betty A. Bennett 9/6/01
BETTY A. BENNETT DATE
D.B. 1751, PG. 225

Robert H. Bennett, Jr. 8/31/01
ROBERT H. BENNETT, JR. DATE
INST. # 010007756

Robert G. Bennett 9/6/01
ROBERT G. BENNETT DATE
INST. # 010007756

STATE OF VIRGINIA
City OF Roanoke TO WIT:

I, Lawanna M. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT G. BENNETT AND BETTY A. BENNETT, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 6th DAY OF September, 2001.

MY COMMISSION EXPIRES:

March 31, 2005

Lawanna M. Smiley
NOTARY PUBLIC

STATE OF VIRGINIA
City OF Roanoke TO WIT:

I, Lawanna M. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT H. BENNETT, JR., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 31st DAY OF August, 2001.

MY COMMISSION EXPIRES:

March 31, 2005

Lawanna M. Smiley
NOTARY PUBLIC

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE 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. 51161C044D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

REFERENCE MAPS:

1. BOUNDARY SURVEY FOR ROBERT G. BENNETT BY T. P. PARKER & SON, ENGINEERS, SURVEYORS, PLANNERS, DATED NOVEMBER 13, 1995 AND RECORDED IN THE CLERK'S OFFICE OF CIRCUIT COURT OF THE CITY OF ROANOKE IN M.B. 1, PG. 1463.
2. SURVEY FOR JAMES HOWARD CLARK, JR. BY T. P. PARKER & SON, ENGINEERS, SURVEYORS, PLANNERS, DATED JULY 24, 1991.
3. MAP FOR ELIZABETH A. HULL BY C.B. MALCOM & SON, CITY OF ROANOKE PLAN NO. 3106, RECORDED IN THE AFORESAID CLERK'S OFFICE IN D.B. 844, PG. 255.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:15 O'CLOCK 11 M. ON THIS 11 DAY OF Sept, 2001.

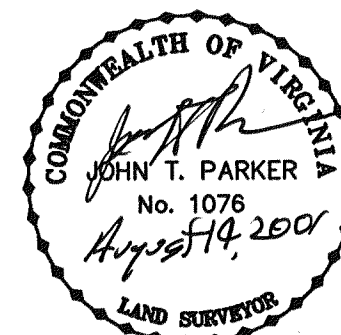
TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Kathleen M. Halladay
DEPUTY CLERK

APPROVED:

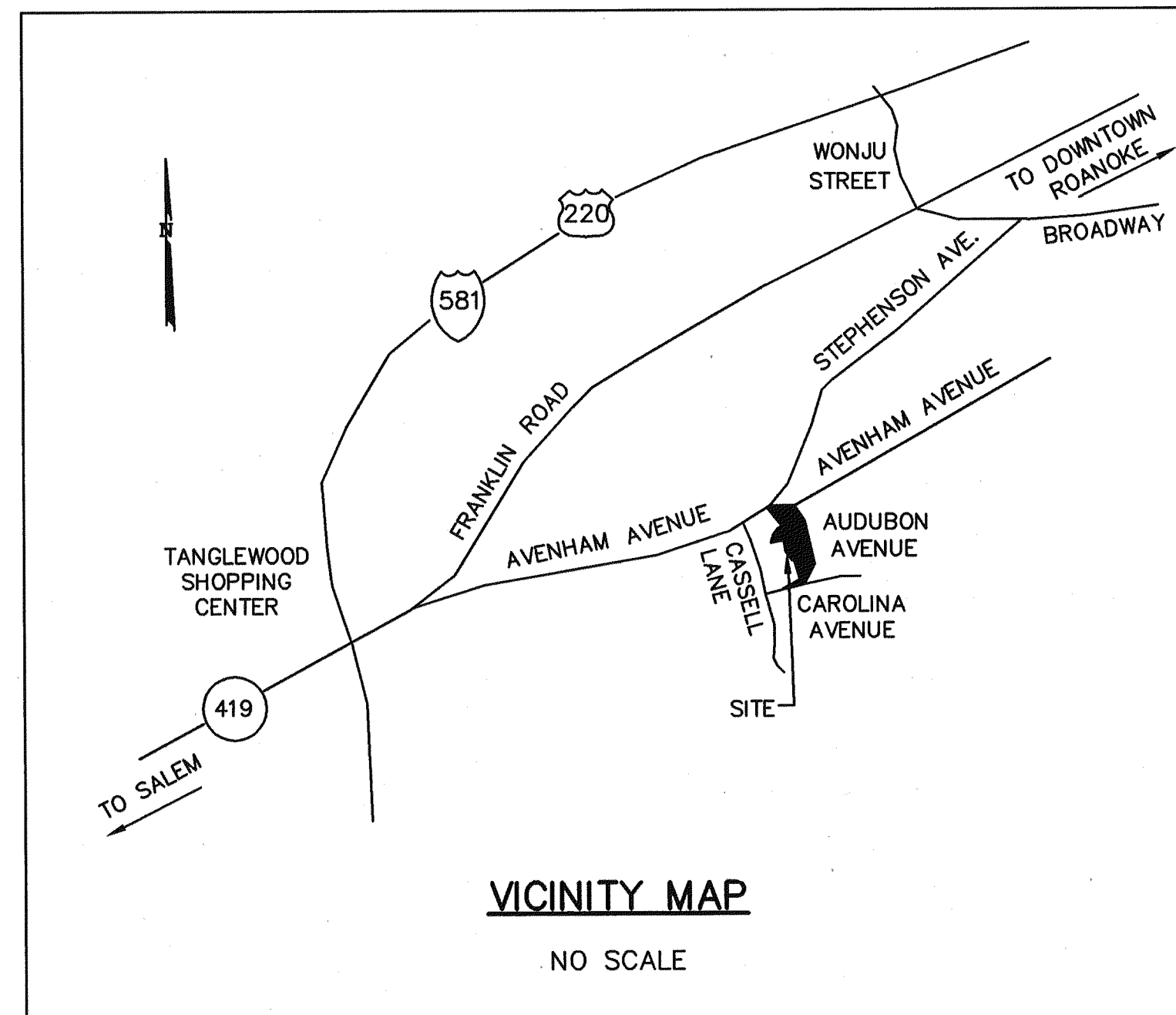
John Thomas Caselli 9/10/01
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Philip C. Schurmer 9/10/01
CITY ENGINEER - CITY OF ROANOKE DATE



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

M.B. 1, PG. 2330



VACATION & RESUBDIVISION PLAT FROM RECORDS FOR **ROBERT G. BENNETT, BETTY A. BENNETT & ROBERT H. BENNETT, JR.**

SHOWING THE RESUBDIVISION OF A 1.776 ACRE TRACT & EAST PART OF LOT "B", HULL-THOMAS MAP, D.B. 400, PG. 228 CREATING HEREON LOT A-1 (1.844 ACRE) & LOT B-1 (0.402 ACRE) SITUATE AUDUBON DRIVE, S.W.

ROANOKE, VIRGINIA

TAX #: 107-0902 & 0907 SCALE: 1"=50'
DRAWN: TPPZ-1 DATE: AUGUST 14, 2001
CALC: --- W.O. # 01-0474
01-0474/01-0474.DWG N.B.: ---



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

SHEET 1 OF 2
M.B. 1, PG. 2330