

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WILLIAM WATTS AND ELIZABETH B. WATTS ARE THE OWNERS OF TWO TRACTS OF LAND, THE FIRST IS TRACT "B" BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 13, 14, 15, 10, 11 TO 1 INCLUSIVE BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY JEAN S. SHOWALTER ET ALS BY DEED DATED AUGUST 24, 1969 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1263, PAGE 523.

THE SECOND TRACT OF LAND CONVEYED TO SAID OWNERS IS BOUNDED BY OUTSIDE CORNERS 15, 14, 13, 12 TO 15 INCLUSIVE, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY ELLEN C. WATTS BY DEED DATED JUNE 3, 1954 AND RECORDED IN DEED BOOK 929, PAGE 495.

THAT SCOTT A. TURPIN AND MARGARET WATTS TURPIN ARE THE OWNERS OF A TRACT OF LAND BOUNDED BY OUTSIDE CORNERS 3, 4, 5, 6, 7, 8, 9, 10, 15, 12, 13 TO 3 INCLUSIVE, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY WILLIAM WATTS BY DEED DATED JULY 11, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 000009365.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTY SHOWN HEREON 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, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATED LINES 10-15-14-13-3 AND 12-15 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

William Watts 2-19-02 Elizabeth B. Watts 2-19-02
WILLIAM WATTS, OWNER DATE ELIZABETH B. WATTS, OWNER DATE
D.B. 929, PG. 465 D.B. 929, PG. 465
D.B. 1263, PG. 523 D.B. 1263, PG. 523

Scott A. Turpin 2-19-02 Margaret Watts Turpin 2-19-02
SCOTT A. TURPIN, OWNER DATE MARGARET WATTS TURPIN, OWNER DATE
INST. NO. 000009365 INST. NO. 000009365

STATE OF VIRGINIA
City of Roanoke TO WIT:

I, M. Jackie Largen, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WILLIAM WATTS AND ELIZABETH B. WATTS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 19th DAY OF February, 2002.

MY COMMISSION EXPIRES:

9-30-05

M. Jackie Largen
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke TO WIT:

I, M. Jackie Largen, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT SCOTT A. TURPIN AND MARGARET WATTS TURPIN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 19th DAY OF February, 2002.

MY COMMISSION EXPIRES:

9-30-05

M. Jackie Largen
NOTARY PUBLIC

BOUNDARY NOTE:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 2130701 (6.872 ACRE TRACT), TAX PARCEL NO. 2130902 (0.522 ACRE TRACT) AND TAX PARCEL NO. 2130704 (2.209 ACRE TRACT) AND CREATES HEREON NEW TRACT "B-1" (3.210 ACRES) AND NEW TRACT "B-2" (6.350 ACRES).

1.020 ACRE (PROPERTY OF TURPIN) TO BE COMBINED WITH TRACT "B" AND 0.522 ACRE TRACT TO CREATE NEW TRACT "B-1".

0.539 ACRE (PROPERTY OF WATTS) TO BE COMBINED WITH 5.811 ACRE TO CREATE NEW TRACT "B-2".

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 2:30 O'CLOCK P.M. ON THIS 4th DAY OF March, 2002.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Sandra Bowen
DEPUTY CLERK

CLOSED BY LRD

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 "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0042 D, EFFECTIVE DATE OCTOBER 15, 1993.

REFERENCE MAPS:

1. PLAT FOR SURVEY FOR F.C.D. - SHENANDOAH LIMITED PARTNERSHIP BY MATTERN & CRAIG, INC. DATED 19 JANUARY 1999 AND RECORDED IN M.B. 1, PGS. 2035 & 2036.
2. PLAT MADE FOR WILLIAM WATTS BY DAVID DICK AND HARRY A. WALL, C.E. & S. DATED JULY 18, 1969 AND RECORDED IN D.B. 1263, PG. 529.
3. OFFICE OF CITY ENGINEER ROANOKE, VIRGINIA PLAN NO. 5300-8 DATED DEC. 7, 1971 AND RECORDED IN D.B. 1311, PG. 75.
4. PLAT SHOWING PORTION OF WATTS ESTATE BY BUFORD T. LUMSDEN & ASSOCIATES, P.C. DATED 12 MAY 1977 AND RECORDED IN M.B. 1, PG. 244.
5. PLAT MADE FOR WILLIAM WATTS BY DAVID DICK, S.C.E.&S. DATED JUNE 1, 1954 AND RECORDED IN D.B. 929, PG. 497.
6. OFFICE OF CITY ENGINEER ROANOKE, VIRGINIA PLAN NO. 5300-6 DATED FEB. 3, 1972.

M.B. 1, PG. 2410



LEGEND

S.D.E. = STORM DRAIN EASEMENT
W = WATER
AC. = ACRE

COORDINATES

CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	2929.89	3168.61
3	2761.24	3574.20
4	2720.30	3607.17
5	2656.73	3617.23
6	2447.03	3573.06
7	2193.27	3519.63
8	2358.03	3058.57
9	2423.35	2875.76
10	2428.17	2877.63
11	2466.81	2776.50
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

ROCKLAND AVENUE, N.W.
60' WIDE

NEW LOT 3
PROPERTY OF
5 W, A VIRGINIA GENERAL PARTNERSHIP
D.B. 1782, PG. 933
TAX # 213-1301

F.C.D. - SHENANDOAH LIMITED PARTNERSHIP
M.B. 1, PG. PG. 2035 & 2036

NEW LOT 1
PROPERTY OF
WESTERN VIRGINIA LAND TRUST
INST. NO. 990017672
TAX # 224-0103

APPROVED:

John T. Parker 2/20/02
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

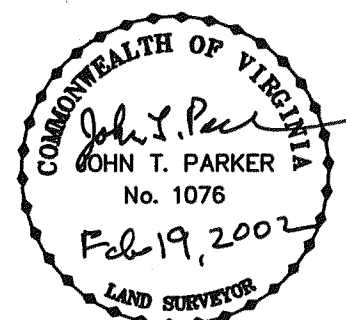
John T. Parker 2/20/02
CITY ENGINEER - CITY OF
ROANOKE

100' 50' 0' 100' 200'
GRAPHIC SCALE
1" = 100'

APPROXIMATE
LOCATION
FLOOD ZONE "X"

APPROXIMATE
LOCATION
FLOOD ZONE "AE"

THIS RESUBDIVISION IS PLATTED FROM RECORDS AND NOT BASED ON A FIELD SURVEY. WILLIAM WATTS & ELIZABETH B. WATTS ARE OWNERS OF RECORD, SEE D.B. 929, PG. 495 AND D.B. 1263, PG. 523. SCOTT A. TURPIN & MARGARET WATTS TURPIN ARE OWNERS OF RECORD, SEE INST. NO. 000009365.



CONVEYED TO THE
CITY OF ROANOKE
FOR ROAD WIDENING
D.B. 1311, PG. 73

COURT STREET, N.W.
60' WIDE

PLAT FROM RECORDS AND RESUBDIVISION FOR
WILLIAM WATTS & ELIZABETH B. WATTS

AND
SCOTT A. & MARGARET WATTS TURPIN

SHOWING RESUBDIVISION OF 2.209 ACRE TRACT & 0.522 ACRE TRACT
PROPERTY OF WILLIAM WATTS & ELIZABETH B. WATTS AND
6.872 ACRE TRACT PROPERTY OF
SCOTT A. & MARGARET WATTS TURPIN
(ACREAGE BASED ON TAX RECORDS)
CREATING HEREON NEW TRACT "B-1" (3.210 ACRES)
AND NEW TRACT "B-2" (6.350 ACRES)
SITUATE ON ROCKLAND AVE., N.W. AND COURT ST., N.W.
ROANOKE, VIRGINIA

TAX # 213-0701
213-0702
213-0704
DRAWN: Z/LRD/11

SCALE: 1" = 100'
DATE: FEB 12, 2002
W.O. 01-0953
CALC: LRD

TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153
540-387-1153

M.B. 1, PG. 2410