

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT JAMES W. BRAMMER AND DOROTHY W. BRAMMER ARE THE OWNERS OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 1 THRU 9 TO 1, INCLUSIVE AND BEING LOT #6 AS SHOWN ON THE PLASTERS AND JOHNSON SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN P.B. 3, PG. 97 AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED JUNE 8, 1960 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 675, PAGE 311.
THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE PROPERTY AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 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 SIGNATURE AND SEAL OF SAID OWNERS.

OWNER
D.B. 675, PG. 311
James W. Brammer
JAMES W. BRAMMER
DATE 06-25-02

OWNER
D.B. 675, PG. 311
Dorothy W. Brammer
DOROTHY W. BRAMMER
DATE 06-25-02

STATE OF VIRGINIA at large
City OF Roanoke
TO WIT:

I, *Edith C. Trillaman* A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES W.
AND DOROTHY W. BRAMMER, WHOSE NAMES ARE SIGNED TO THE FOREGOING
WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME IN MY AFORESAID JURISDICTION ON THIS 25th DAY OF
June, 2002.

MY COMMISSION EXPIRES:
Nov 30, 2002
Edith C. Trillaman
NOTARY PUBLIC

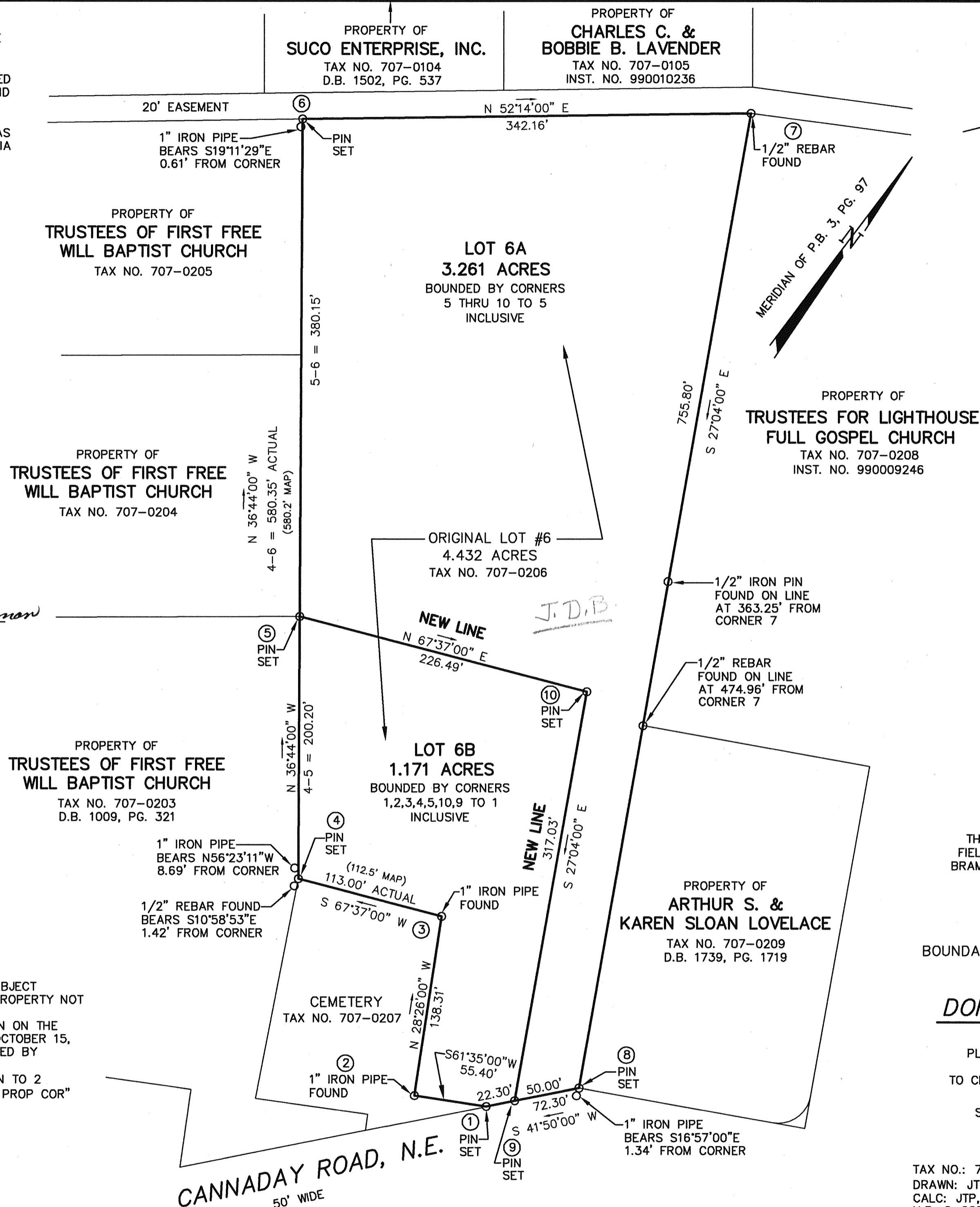
NOTE:
SEE APPEAL NO.: 15-02V-A ALLOWING LOT 6B TO HAVE
22.30 FEET OF ROAD FRONTAGE IN LIEU OF THE MINIMUM
REQUIRED 50.00 FEET OF ROAD FRONTAGE FOR RS3 DISTRICT.

APPROVED:
John Thomas Daniels 6/27/2002
AGENT - CITY OF ROANOKE
PLANNING COMMISSION
Chris C. Quinn 6/27/02
CITY ENGINEER - CITY OF ROANOKE
DATE

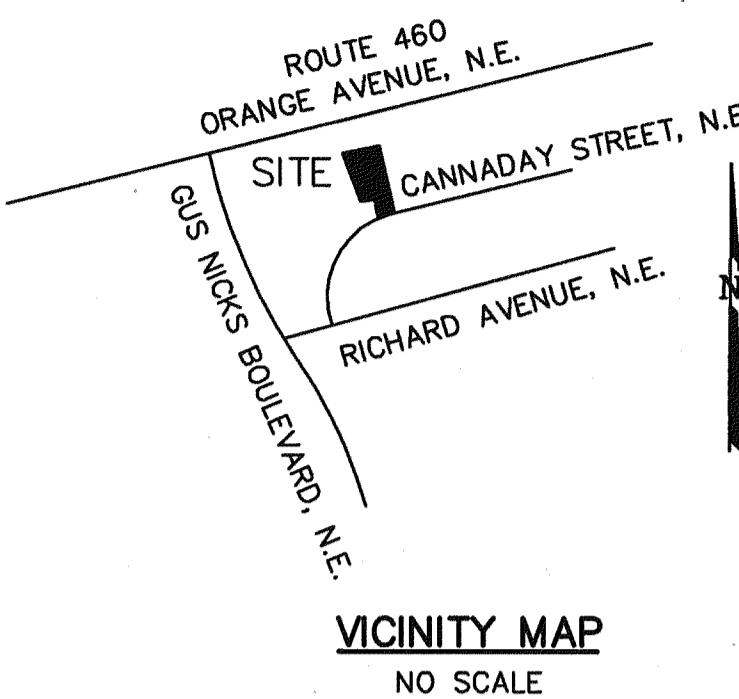
GENERAL NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51161C0046 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.

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 4:06 O'CLOCK A.M. ON THIS 27 DAY OF June, 2002.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: *Carson Owen*
DEPUTY CLERK
CLOSED BY JTP, JR.

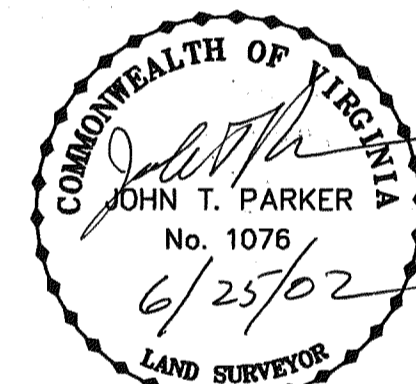


M.B. 1 PG. 2462



COORDINATES		
CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	4973.64	4951.27
3	5095.26	4885.42
4	5052.23	4780.93
5	5212.68	4661.19
6	5517.34	4433.83
7	5726.89	4704.31
8	5053.87	5048.22
9	5016.61	5014.87
10	5298.92	4870.62
1	5000.00	5000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.



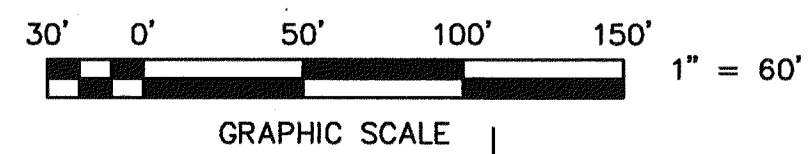
THIS PLAT IS BASED ON A CURRENT
FIELD SURVEY. JAMES W. & DOROTHY W.
BRAMMER ARE THE CURRENT OWNERS OF
RECORD. SEE D.B. 675, PG. 311.

BOUNDARY SURVEY AND SUBDIVISION FOR
**JAMES W. &
DOROTHY W. BRAMMER**

OF 4.432 ACRES BEING LOT #6
PLASTERS AND JOHNSON SUBDIVISION
P.B. 3, PG. 97
TO CREATE HEREON LOT 6A (3.261 ACRES)
AND LOT 6B (1.171 ACRES)
SITUATE ON CANNADAY ROAD, N.E.
ROANOKE, VIRGINIA

TAX NO.: 707-0206
DRAWN: JTP, JR.
CALC: JTP, JR.
N.B. G-263
SCALE: 1" = 60'
DATE: JUNE 3, 2002
W.O.: 02-0346

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



02-0346.DWG

M.B. 1 PG. 2462

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