

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PARSELL & ZEIGLER GENERAL CONTRACTORS, INC. ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1 INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #010013057.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

PARSELL & ZEIGLER GENERAL CONTRACTORS, INC.

BY: Terry E. Parsell  
TERRY E. PARSELL ITS PRESIDENT

# NOTARY STATEMENT

STATE OF VIRGINIA, COUNTY/CITY OF ROANOKE  
I, Cecilie Holmes A NOTARY PUBLIC IN AND FOR THE  
AFORESAID STATE, DO HEREBY CERTIFY THAT TERRY E. PARSELL  
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY  
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26th  
DAY OF AUGUST, 2002.

Cecilie Holmes 12-31-03  
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVED: John R. McAden 8-29-02  
ENGINEER, CITY OF ROANOKE DATE  
John R. McAden 8-29-2002  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,  
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT  
THEREON ANNEXED IS ADMITTED TO RECORD AT 11:25 O'CLOCK  
A.M. ON THIS 30th DAY OF August, 2002, IN  
MAP BOOK 1, PAGE 2486

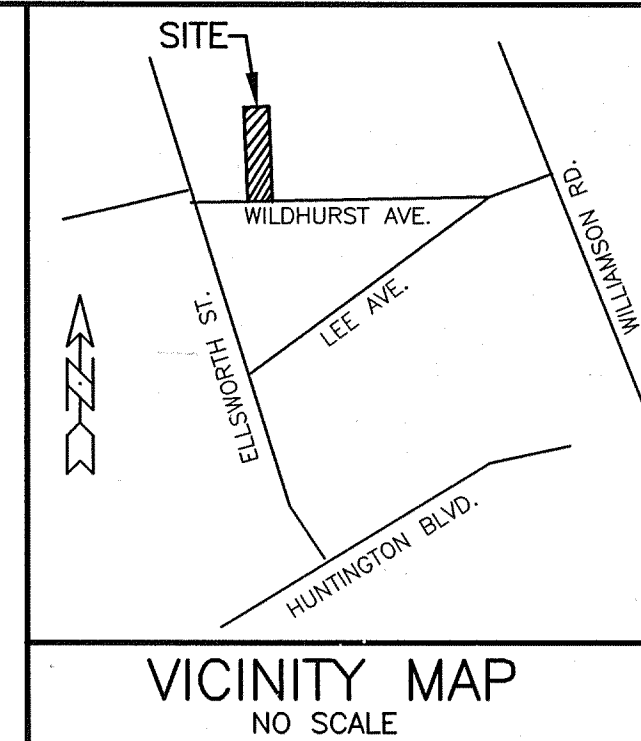
TESTE: Arthur B. Crush III  
CLERK  
John R. McAden  
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT  
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

John R. McAden  
JOHN R. MCADEN 002002

THIS ORIGINAL PLAT  
HAS NOT BEEN REDUCED.

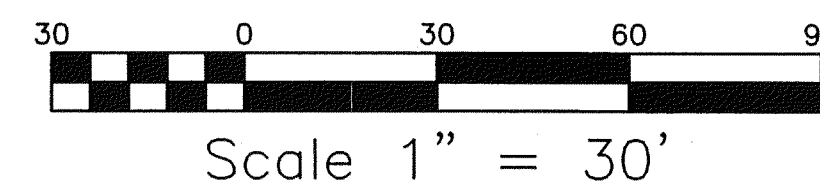
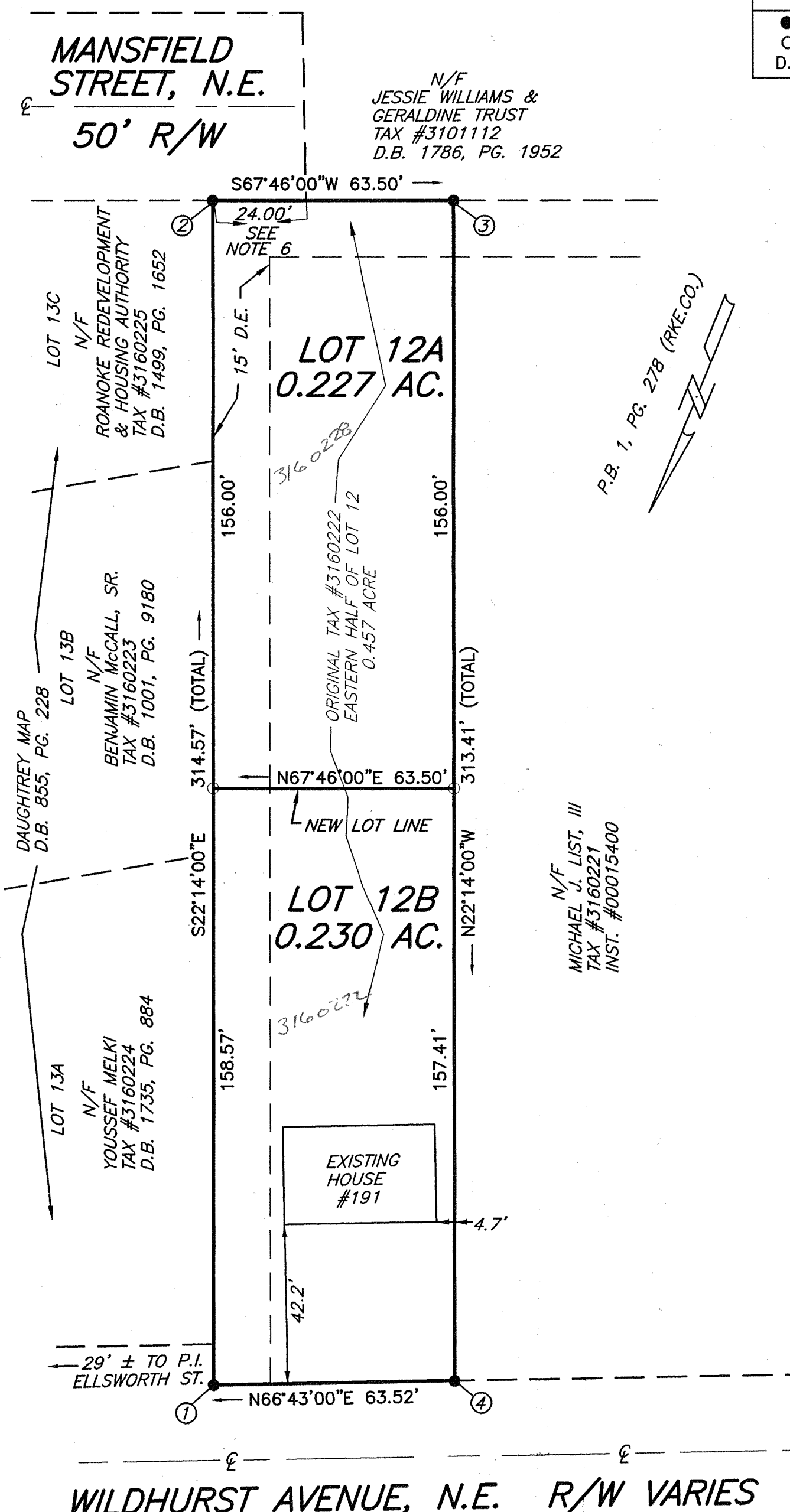
LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
D.E.	DRAINAGE EASEMENT



COORDINATE LIST		
CORNER	NORTHING	EASTING
1	4645.3162	5627.3652
2	4354.1343	5746.3920
3	4330.1072	5687.6132
4	4620.2153	5569.0253
1	4645.3162	5627.3652

## NOTES:

- OWNERS OF RECORD: PARSELL & ZEIGLER GENERAL CONTRACTORS, INC.
- LEGAL REFERENCE: INSTRUMENT #010013057
- TAX MAP NUMBER: #3160222
- NO TITLE REPORT FURNISHED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS CURRENTLY ZONED: RM-1
- SEE FILE #27-02V-A FOR VARIANCE DATED 6/11/02 FOR FRONTAGE EXEMPTION
- UNDERGROUND UTILITY SERVICE LINES



RESUBDIVISION PLAT FOR  
PARSELL & ZEIGLER  
BEING THE RESUBDIVISION OF  
THE EASTERN HALF OF LOT 12, BLOCK 1  
UPON ADDITION  
PLAT BOOK 1, PAGE 278 (RKE. CO.)  
CREATING HEREON  
LOT 12A (0.227 ACRE)  
LOT 12B (0.230 ACRE)  
SITUATED ON WILDHURST AVENUE, N.E.  
CITY OF ROANOKE, VIRGINIA  
JULY 9, 2002  
JOB #R0210232.00  
SCALE: 1"=30'

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS  
OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED  
BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X  
UNSHADED. SEE MAP #51161C0024 D (EFFECTIVE  
DATE: OCT. 15, 1993)

SHEET 1 OF 1  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va., 24018

