

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RICHARD A. DEARING IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF ROANOKE, VIRGINIA IN DEED BOOK 1627, PAGE 1645.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THE SUBJECT PROPERTY, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

Richard A. Dearing 12/13/02
RICHARD A. DEARING DATE

STATE OF VIRGINIA TO WIT:
County OF Roanoke

I, Lorretta W. Keffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT RICHARD A. DEARING HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 13 DAY OF December, 2002.

Lorretta W. Keffer April 30, 2004
NOTARY PUBLIC COMMISSION EXPIRES

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FLOOD INSURANCE RATE MAP NO 51161C0028 D, EFFECTIVE DATE OCTOBER 15, 1993).
- 2) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 3) THE SUBJECT PROPERTY IS ZONED RS3.
- 4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

APPROVED:

[Signature] 12/18/02
CITY ENGINEER, CITY OF ROANOKE, VA. DATE

R. Brian Townsend 12/18/02
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

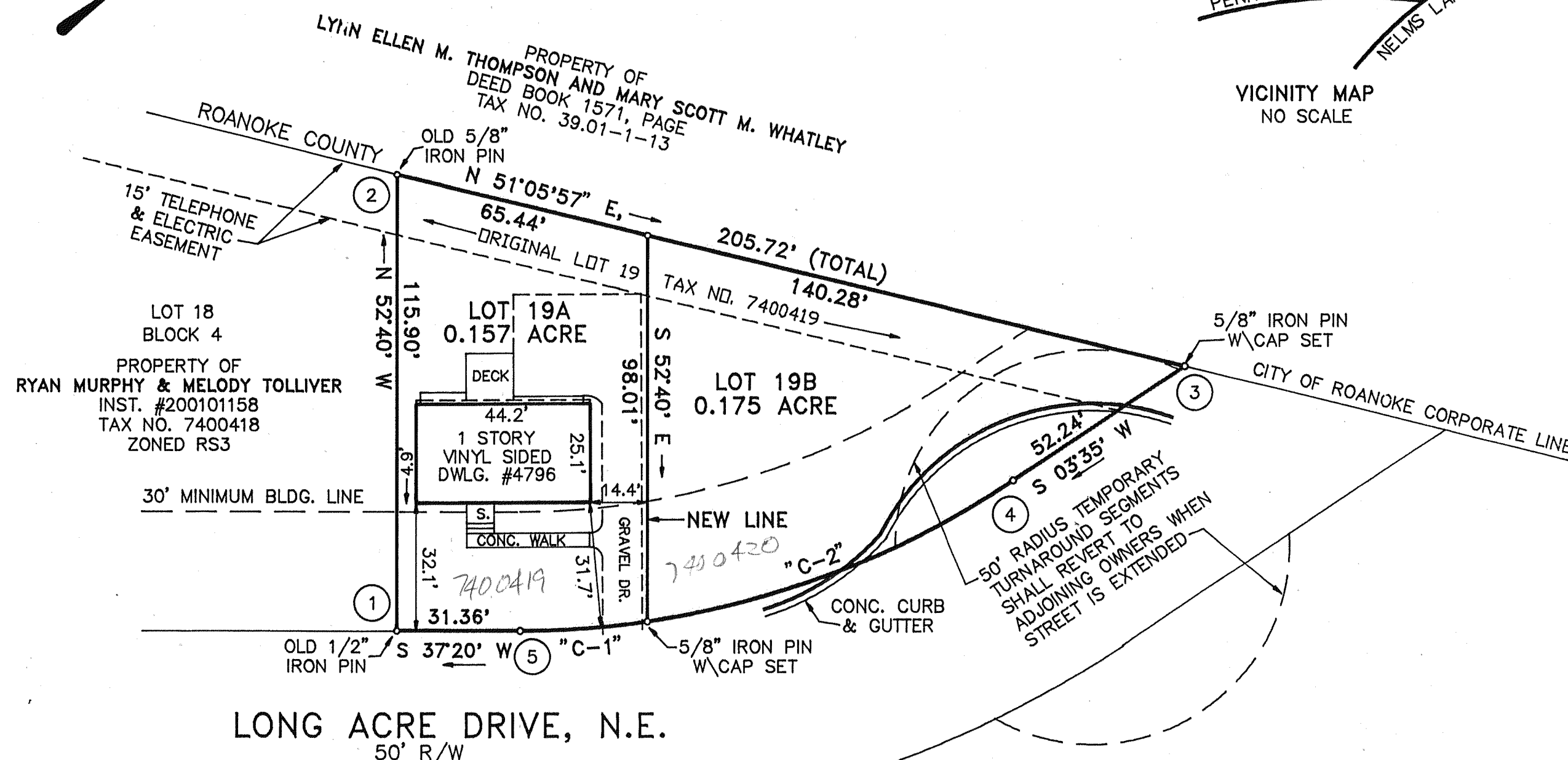
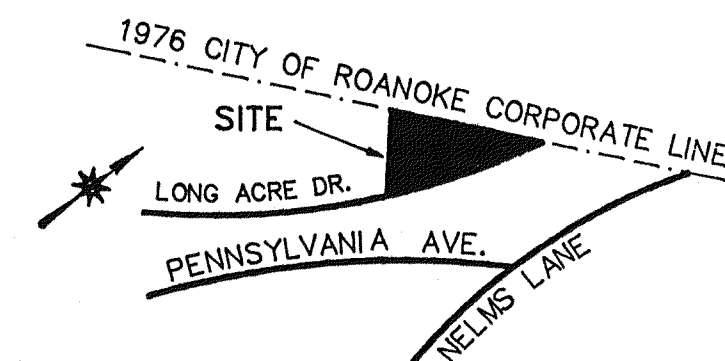
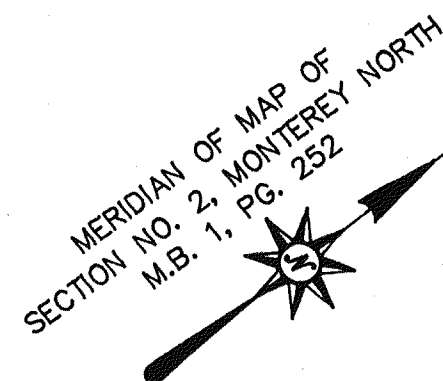
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:35 O'CLOCK P.M. ON THIS 18th DAY OF Dec, 2002.

TESTE: ARTHUR B. CRUSH, III, CLERK

BY: Patty Taylor
DEPUTY CLERK

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

MAP BOOK 1, PAGE 2536



BOUNDARY COORDINATES

POINT	NORTHING	EASTING
1	4929.7305	5092.1305
2	5000.0182	4999.9761
3	5129.2051	5160.0744
4	5077.0672	5156.8094
5	4954.6655	5111.1490
1	4929.7305	5092.1305

ORIGIN ASSUMED

CURVE "C-1"
ARC=32.31'
RADIUS=225.00'
DELTA=08°13'43"
CHORD=S 33°13'08" W,
32.29'
TANGENT=16.18'

CURVE "C-2"
ARC=100.23'
RADIUS=225.00'
DELTA=25°31'29"
CHORD=S 16°20'33" W,
99.41'
TANGENT=50.96'

PLAT OF SUBDIVISION MADE FOR
RICHARD A. DEARING

SHOWING THE DIVISION OF LOT 19, BLOCK 4, MAP OF SECTION 2, MONTEREY NORTH, CREATING HEREON LOT 19A (0.157 ACRE) AND LOT 19B (0.175 ACRE)

ROANOKE, VIRGINIA

SCALE 1" = 30' DECEMBER 10, 2002

BY: DAVID A. BESS, L.L.C.
3100A PETERS CREEK RD.
ROANOKE, VA. 24019

