

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT A. SIDNEY BARRITT, III IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1361, PAGE 679.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER 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:

A. Sidney Barritt, III
A. SIDNEY BARRITT, III (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, B. J. Vaughn, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
A. Sidney Barritt, III, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 1st DAY OF April, 2003.

B. J. Vaughn
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31 2005

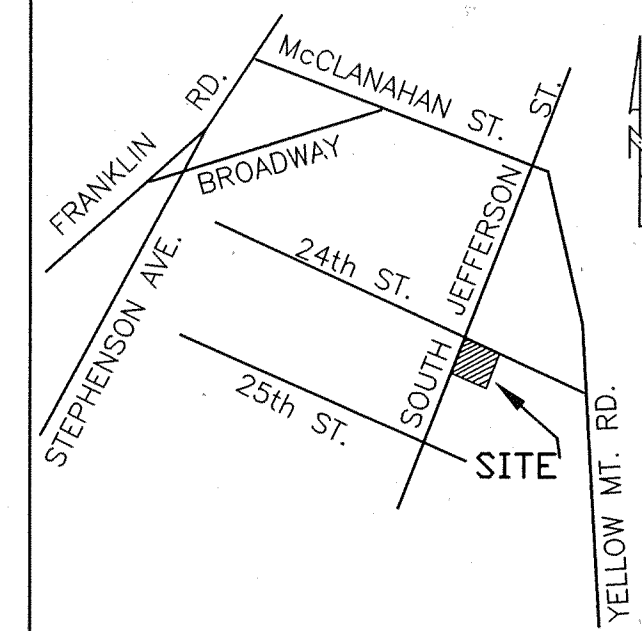
APPROVED: Philip C. Scorsone 4.2.03
ENGINEER, CITY OF ROANOKE DATE
John Thomas Scorsone 4/2/2003
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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 1:15 O'CLOCK
P.M. ON THIS 2nd DAY OF April, 2003, IN
MAP BOOK 1, PAGE 2570

TESTE: ARTHUR B. CRUSH, III, CLERK Arthur B. Crush, III
CLERK
DEPUTY CLERK Karl C. Chapp

LEGEND	
●	— IRON PIN FOUND
○	— IRON PIN SET

THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.

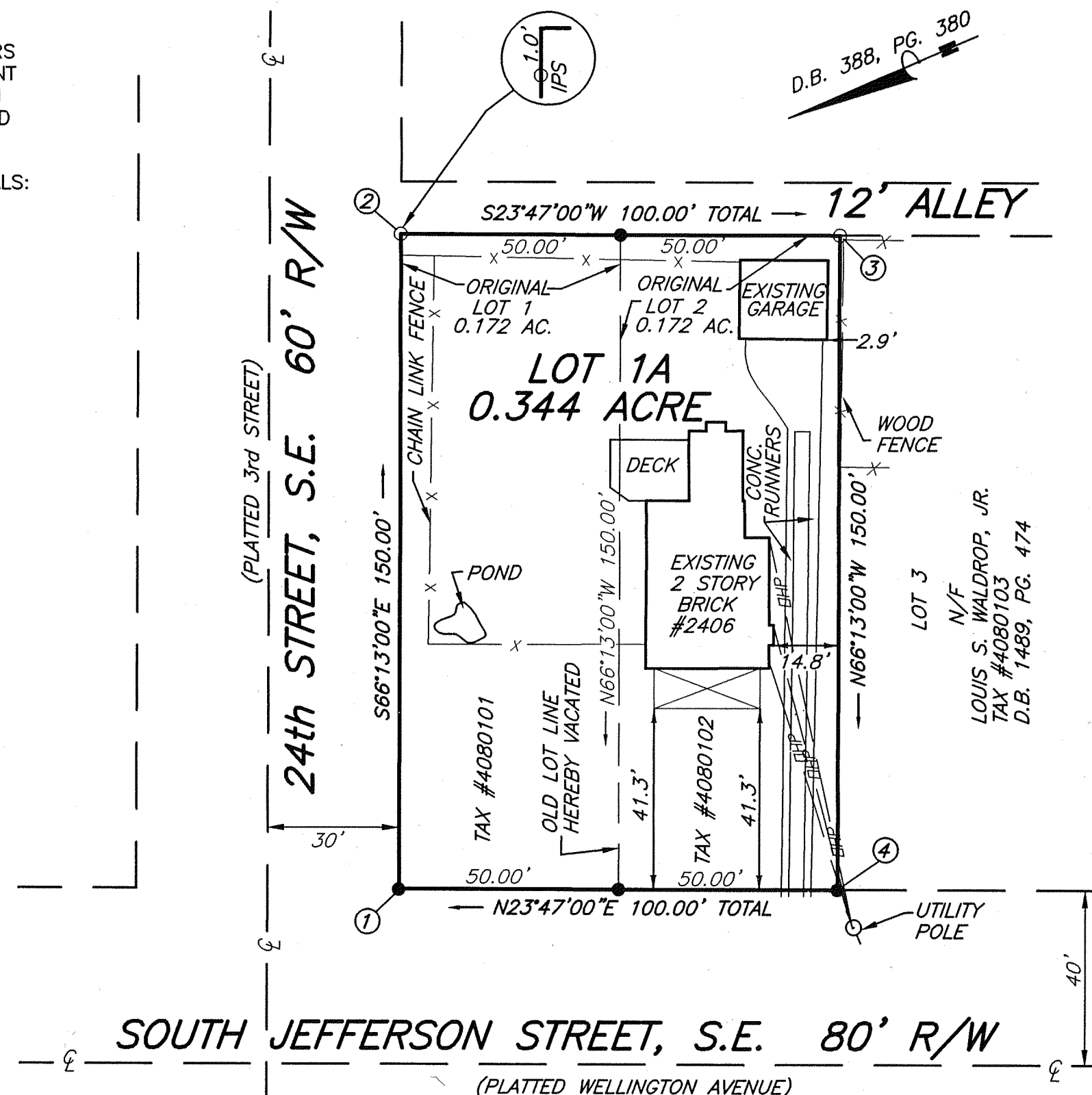


VICINITY MAP
NO SCALE

NOTES:

1. OWNER OF RECORD: A. SIDNEY BARRITT, III
2. LEGAL REFERENCES: DEED BOOK 1361, PAGE 679
3. TAX MAP NUMBERS: 4080101 (LOT 1)
AND #4080102 (LOT 2)
4. 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.
5. PROPERTY IS CURRENTLY ZONED: RS3
6. UNDERGROUND UTILITY SERVICE LINES.

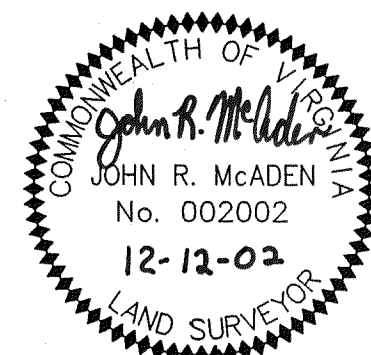
COORDINATE LIST		
CORNER	NORTHING	EASTING
1	191.5168	452.5405
2	131.0249	589.8021
3	39.5172	549.4742
4	100.0091	412.2126
1	191.5168	452.5405



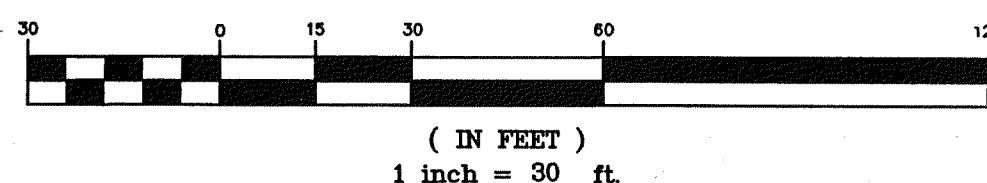
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN

002002



GRAPHIC SCALE



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 #51161C0048 D (EFFECTIVE
DATE: OCT. 15, 1993)

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

COMBINATION PLAT FOR
A. SIDNEY BARRITT
SHOWING THE COMBINATION OF LOT 1 (0.172 ACRE)
AND LOT 2 (0.172 ACRE)
SECTION 1
MOUNTAIN PARK
DEED BOOK 388, PAGE 380
CREATING HEREON
LOT 1A (0.344 ACRE)
SITUATED AT THE INTERSECTION OF
SOUTH JEFFERSON STREET & 24th STREET, S.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED DECEMBER 12, 2002
JOB #R0310031.00
SCALE: 1"=30'
SHEET 1 OF 1

