KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CHARLES B. & SHARON L. BEASLEY ARE THE FEE SIMPLE OWNERS OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 020016543.

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

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

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

CHARLES B. BEASLEY

SHARON L. BEASLEY

MY COMMISSION EXPIRES - 28

STATE OF VIRGINIA COMMONWEALTH AT LARGE

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE

SAME ON THIS _ DAY OF

STATE OF VIRGINIA COMMONWEALTH AT LARGE

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NAME IS SIGNED TO THE FOREGOIN INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME'AND ACKNOWLEDGED THE SAME ON THIS 1 DAY OF

MY COMMISSION EXPIRES Les 28,200

5.5.03 ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT _________, 2003, IN MAP BOOK _______, PAGE _________, 2003, IN

5/5/2003

DATE

NOTES:

CURVE DELTA

87'30'39'

- 1. OWNERS OF RECORD: CHARLES B. BEASLEY SHARON L. BEASLEY
- 2. LEGAL REFERENCE: INSTRUMENT #020016543
- 3. ORIGINAL TAX MAP NUMBERS: 5050310, 5050319 & 5050320
- 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.

TANGENT | CHORD | BEARING

55.33 | S53'17'31''E

80.32

LOT 10A-2A

0.391 ACRE

5050319

UTILITY

-LOT LINE

HEREBY VACATED

NEW LOT LINES

19.26 م

59.26

40' R/W

-LOT 10A-2:

0.310 ACRE TAX #5050319

NO0'54'16''W 108.78'

POLE

IPF @-\ 181.5'

DHU -

S

4

5. PROPERTIES ARE CURRENTLY ZONED: RS-1

61.09 | 38.29

__LOT_11A-1-0.310 ACRE TAX=#5050320

REX & JANICE FRYE INST: No. 00010365 TAX# 5050318

NO9°34'00"W 186.45'(TOTAL) ---

-LOT LINE

PR

HEREBY VACATED S

6. UNDERGROUND UTILITY SERVICE LINES.

RADIUS ARC

106.13

WELL-HOUSE

-LOT 10A-1: 0.345 ACRE

TAX #5050310-

-1*30.00'*-

Scale 1" = 30

--₩*90.00*2

LEE HI ROAD, S.W.

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS

DATE: OCT. 15, 1993)

OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED

BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0044 D (EFFECTIVE

→ S09°34'00"E 149.26' TOTAL

40.00

5050310

LOT 10A-1A

0.574 ACRE

NO3.05'23"W 59.40'

LOT LINE-

SPLIT LEVEL BRICK/FRAME

#2111

HEREBY VACATED

BRANDON AVENUE ROAD	
ORCHARD HILL RD. LEE HI. ROAD SITE OAK DR.	
VICINITY MAP	

LEGEND				
0		IRON PIN FOUND		
0		IRON PIN SET		
		MONUMENT FOUND		
OVERHEAD WIRES				

COORDINATE LIST				
CORNER	NORTHING	EASTING		
1	852.8157	5024.8062		
2	826.0248	4799.5740		
3	1009.8820	4768.5871		
4	1033.0708	4955.6452		
5	999.9999	4999.9999		
1	852.8157	5024.8062		

LINE	DIRECTION	DISTANCE
L1	N63'13'38''W	14.17'
L2	N25'55'22''E	17.60'
L3	S63'14'49''E	10.04'

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

THIS ORIGINAL PLAT

HAS NOT BEEN REDUCED.

002002

No. 002002

AND SURV

RESUBDIVISION PLAT FOR CHARLES B. BEASLEY & SHARON L. BEASLEY

BEING THE RESUBDIVISION OF

LOTS 10A-1, 10A-2 & 11A-1 MAP BOOK 1, PAGE 2181 CREATING HEREON LOT 10A-1A (0.574 ACRE)

& LOT 10A-2A (0.391 ACRE) SITUATED AT THE SOUTHWEST INSTERSECTION OF LEE HI ROAD, S.W. & HIDDEN OAK ROAD, S.W. CITY OF ROANOKE, VIRGINIA

MARCH 20, 2003 JOB #R0210361.00 SCALE: 1"=30" SHEET 1 OF 1

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