

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DAVID HURST & SANDRA KAY HURST ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 3 TO 2 TO 1 TO 9 THRU 11 TO 3, 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 030007093.

THAT JAMES WICKHAM & EVELYN WICKHAM ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 8 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 IN DEED BOOK 1585, PAGE 1932.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE SAID OWNERS HEREBY CERTIFY THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THE 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN 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.

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

David Hurst (OWNER) DECEASED  
JAMES WICKHAM (OWNER)  
Sandra Kay Hurst (OWNER) Evelyn W. Wickham (OWNER)

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, B.J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT David M. Hurst, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF June, 2003.

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

APPROVED: [Signature] 6/30/03  
ENGINEER, CITY OF ROANOKE  
[Signature] 6/30/03  
AGENT, CITY OF 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 11:05 O'CLOCK P.M. ON THIS 3rd DAY OF July, 2003, IN MAP BOOK 1, PAGE 2609-2610

TESTE: Arthur B. Crush, III  
CLERK  
[Signature]  
DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: DAVID & SANDRA KAY HURST INSTRUMENT #030007093 T.M. #5180102X
- OWNERS OF RECORD: JAMES & EVELYN WICKHAM DEED BOOK 1585, PG. 1932 T.M. #5180101X
- PROPERTIES ARE CURRENTLY ZONED: RS-1
- 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.
- UNDERGROUND UTILITY SERVICE LINES.

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, B.J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Sandra Kay Hurst, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF June, 2003.

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

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, B.J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Evelyn W. Wickham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF June, 2003.

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

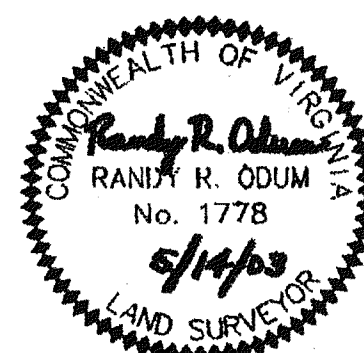
STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, B.J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Evelyn W. Wickham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF June, 2003.

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

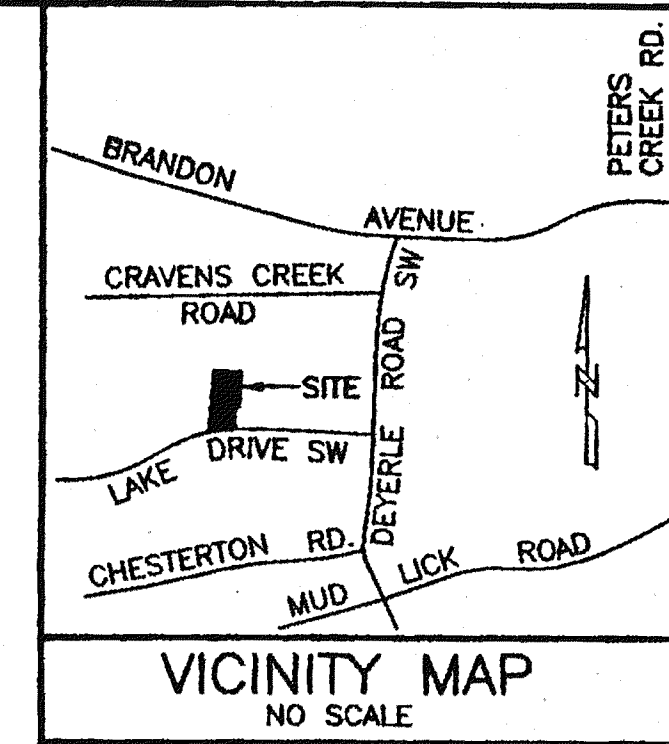
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Randy R. Odum  
RANDY R. ODUM 001778



A PORTION OF THIS PROPERTY LIES WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE AE & X (UNSHADED). SEE MAP #51161C0043 D (EFFECTIVE DATE: OCT. 15, 1993)

THIS ORIGINAL PLAT  
HAS NOT BEEN REDUCED.



COORDINATE LIST		
CORNER	NORTHING	EASTING
1	688.7894	469.0228
2	633.8193	474.9621
3	496.6871	535.7466
4	413.6123	373.5206
5	1208.7346	287.6107
6	1226.7722	443.9033
7	1237.0343	529.9636
8	744.4713	583.1876
9	732.3117	558.2532
10	679.3997	563.9701
11	542.2675	624.7546
1	688.7894	469.0228

THE PURPOSE OF THIS PLAT IS TO DEDICATE A PORTION OF LOTS 18 & 18A OF THE "JOSEPH G. & DOROTHY M. D'ANGELO SUBDIVISION" (MAP BOOK 1, PAGE 247), FOR PUBLIC RIGHT-OF-WAY, THEREBY REMOVING THE "X" FROM THE TAX MAP NUMBERS ASSIGNED TO THE AFORESAID LOTS.

RESUBDIVISION PLAT FOR  
DAVID HURST, SANDRA KAY HURST,  
JAMES WICKHAM & EVELYN WICKHAM  
SHOWING 0.042 ACRE OF LOT 18 &  
0.023 ACRE OF LOT 18A, TO BE DEDICATED  
TO THE CITY OF ROANOKE FOR  
STREET RIGHT-OF-WAY PURPOSES  
BEING LOTS 18 & 18A  
AS SHOWN ON  
JOSEPH G. & DOROTHY M. D'ANGELO SUBDIVISION  
MAP BOOK 1, PAGE 247

CREATING HEREON  
LOT 18-1 (3.678 ACRES FROM RECORDS)  
LOT 18A-1 (0.437 ACRE)  
SITUATED ON LAKE DRIVE, S.W.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED MAY 14, 2003  
JOB #R0310117.00  
SCALE: 1"=60'  
SHEET 1 OF 2

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



PLANNERS ARCHITECTS ENGINEERS SURVEYORS