

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TINA NADINE VANDERGRIFT IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 7 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #030005691.

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.

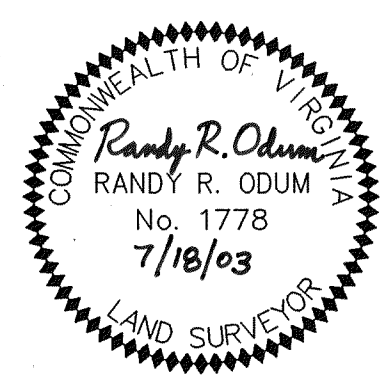
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Tina Nadine Vandergrift
TINA NADINE VANDERGRIFT (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, *James H. Hill*, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Tina Nadine Vandergrift, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 6th DAY OF August, 2003.
James H. Hill
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/28/06

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

Randy R. Odum
RANDY R. ODUM 001778



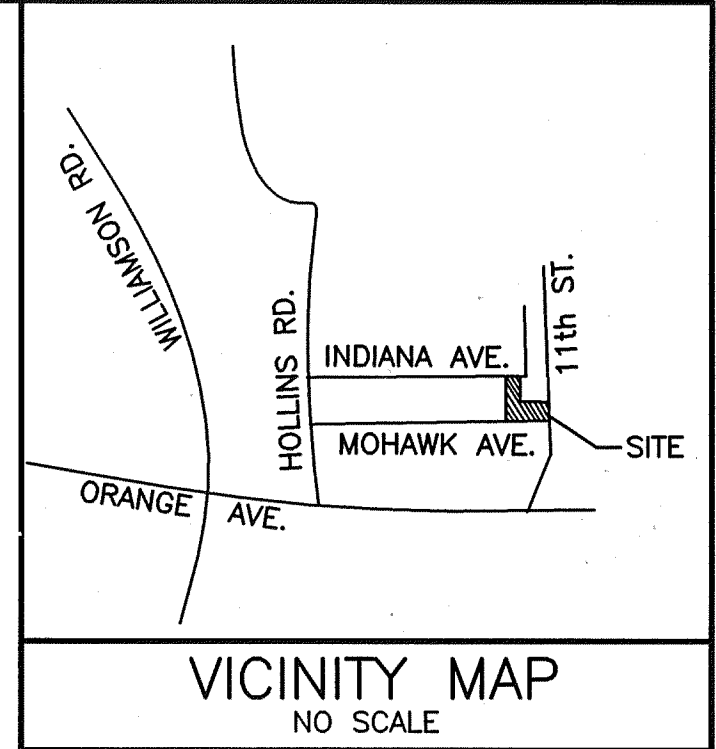
APPROVED: *Philip C. Swann* 8-12-03
ENGINEER, CITY OF ROANOKE DATE
Anna Maria Jameli 8/12/2003
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THERETO ANNEXED IS ADMITTED TO RECORD AT 1:30 O'CLOCK
9 P.M. ON THIS 12th DAY OF August, 2003, IN
MAP BOOK 1, PAGE 2630
TESTE: *Arthur B. Crush III*
CLERK
Anna Maria Jameli
DEPUTY CLERK

NOTES:

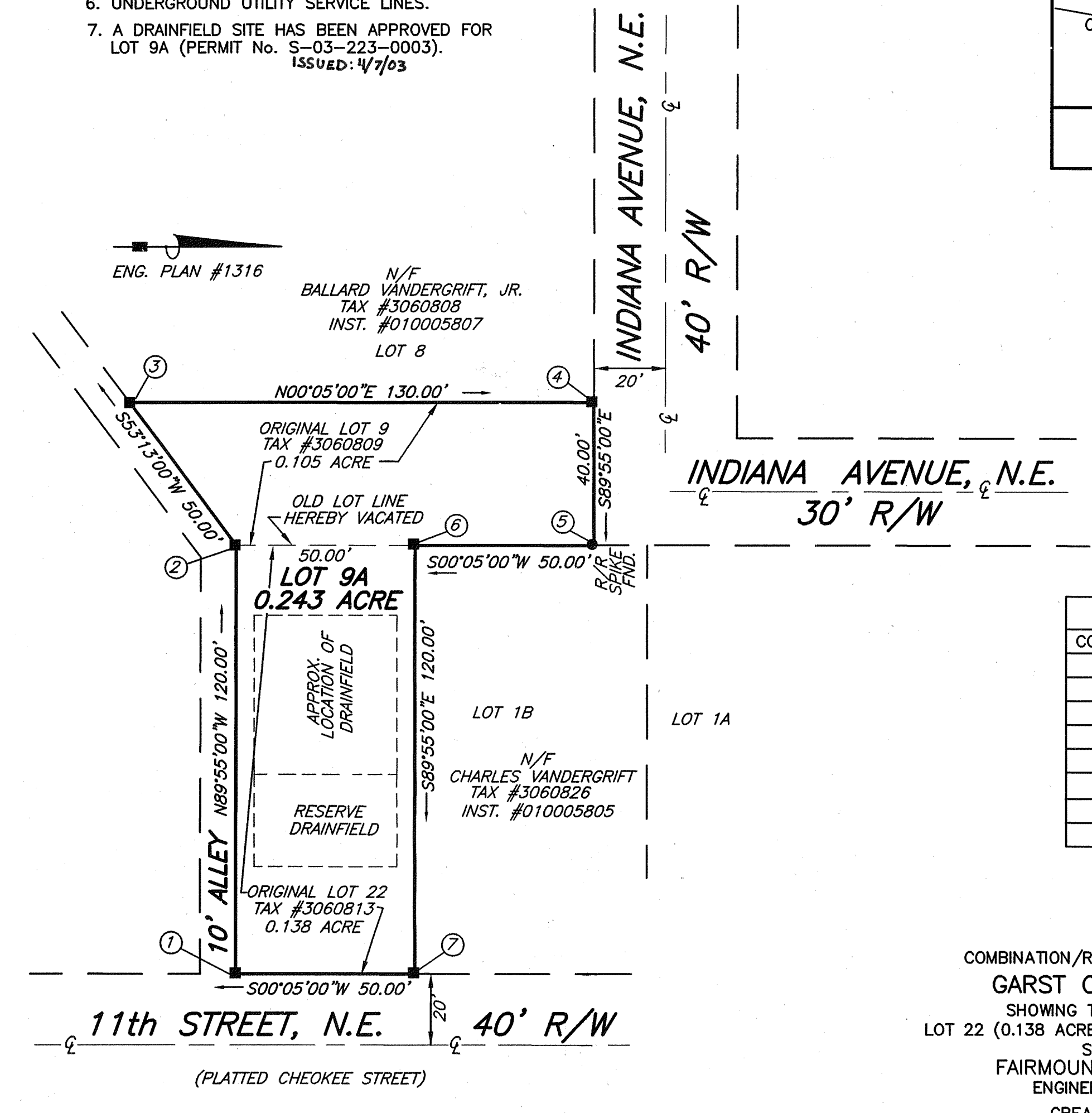
1. OWNER OF RECORD: TINA NADINE VANDERGRIFT
2. LEGAL REFERENCE: INSTRUMENT #030005691
3. ORIGINAL TAX MAP #3060809 (LOT 9)
ORIGINAL TAX MAP #3060813 (LOT 22)
4. NO TITLE REPORT FURNISHED. THIS PLAT WAS
PREPARED WITHOUT THE BENEFIT OF A CURRENT
TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES
WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS CURRENTLY ZONED: RM-1
6. UNDERGROUND UTILITY SERVICE LINES.
7. A DRAINFIELD SITE HAS BEEN APPROVED FOR
LOT 9A (PERMIT No. S-03-223-0003).
ISSUED: 4/7/03

THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.



LEGEND

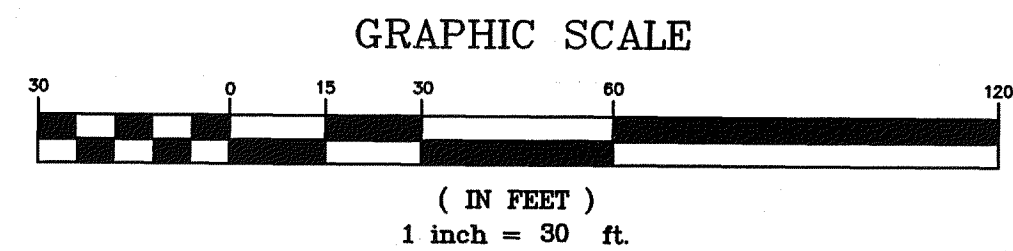
■	CONC. MONUMENT FOUND
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COORDINATE LIST

CORNER	NORTHING	EASTING
1	4884.4697	4952.0003
2	4884.6442	4832.0004
3	4854.7047	4791.9551
4	4984.7046	4792.1442
5	4984.6464	4832.1442
6	4934.6464	4832.0715
7	4934.4719	4952.0713
1	4884.4697	4952.0003

COMBINATION/RESUBDIVISION PLAT FOR
GARST CONSTRUCTION
SHOWING THE COMBINING OF
LOT 22 (0.138 ACRE) AND LOT 9 (0.105 ACRE)
SECTION 9
FAIRMOUNT CORPORATION
ENGINEER PLAN #1316
CREATING HEREON
LOT 9A (0.243 ACRE)
SITUATED ON 11th STREET, N.E.
CITY OF ROANOKE, VIRGINIA
JULY 18, 2003
JOB #R0310166.00
SCALE: 1"= 30'
SHEET 1 OF 1



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 #51161C0046D (EFFECTIVE
DATE: OCT. 15, 1993)

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

