

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT TO BE SUBDIVIDED AND BOUNDED BY CORNERS 1 THRU 16 TO 1, INCLUSIVE. WE FURTHER CERTIFY THAT L.M.W., P.C. SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO CALVIN W. & MARY C. POWERS AND THEODORE J. & JUDY P. SUTTON BY DEED RECORDED IN THE CLERKS OFFICE IN DEED BOOK 1551 PAGE 1394 IN THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 20 DAY OF October, 2003.

Calvin W. Powers 10-20-03
DATE
CALVIN W. POWERS

Mary C. Powers 10-20-03
DATE
MARY C. POWERS

STATE OF VIRGINIA
City OF Roanoke

I, Sandra S. Bennett A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Calvin W. Powers & Mary C. Powers OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED 10-20, 2003. DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 10-20, 2003.

MY COMMISSION EXPIRES 9-30, 2003

NOTARY PUBLIC

Theodore J. Sutton 10/20/03
DATE
THEODORE J. SUTTON

Judy P. Sutton
DATE
JUDY P. SUTTON

STATE OF VIRGINIA
City OF Roanoke

I, Sandra S. Bennett A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Theodore J. Sutton & Judy P. Sutton OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED 10-20, 2003. DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 10-20, 2003.

MY COMMISSION EXPIRES 9-30, 2005
DATE
NOTARY PUBLIC

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
5. FEMA FLOOD ZONE: "X"
6. LEGAL REFERENCE: DB 1523 PG 939
TAX #3070319
FIRM PANEL #51161C0046D DATED OCT. 15, 1993

LMW P.C.
ENGINEERING • ARCHITECTURE • SURVEYING
(540) 345-0675 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013

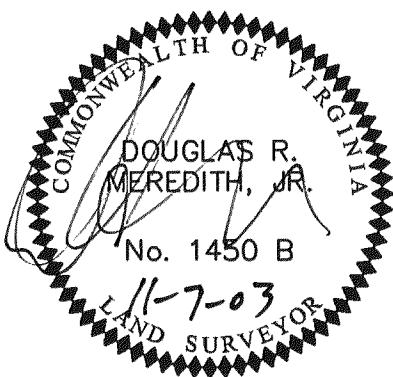
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 12 DAY OF Nov, 2003, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO, ANNEXED IS ADMITTED TO RECORD AT 2:50 O'CLOCK P.M.

TESTEE: Sandra S. Bennett (cc)
CLERK

CITY OF ROANOKE
TAX #3070316
DB 1344 PG 202

ORIGINAL LOT 2
TAX #3070319

CITY OF ROANOKE
TAX #3070501
DB 244 PG 283

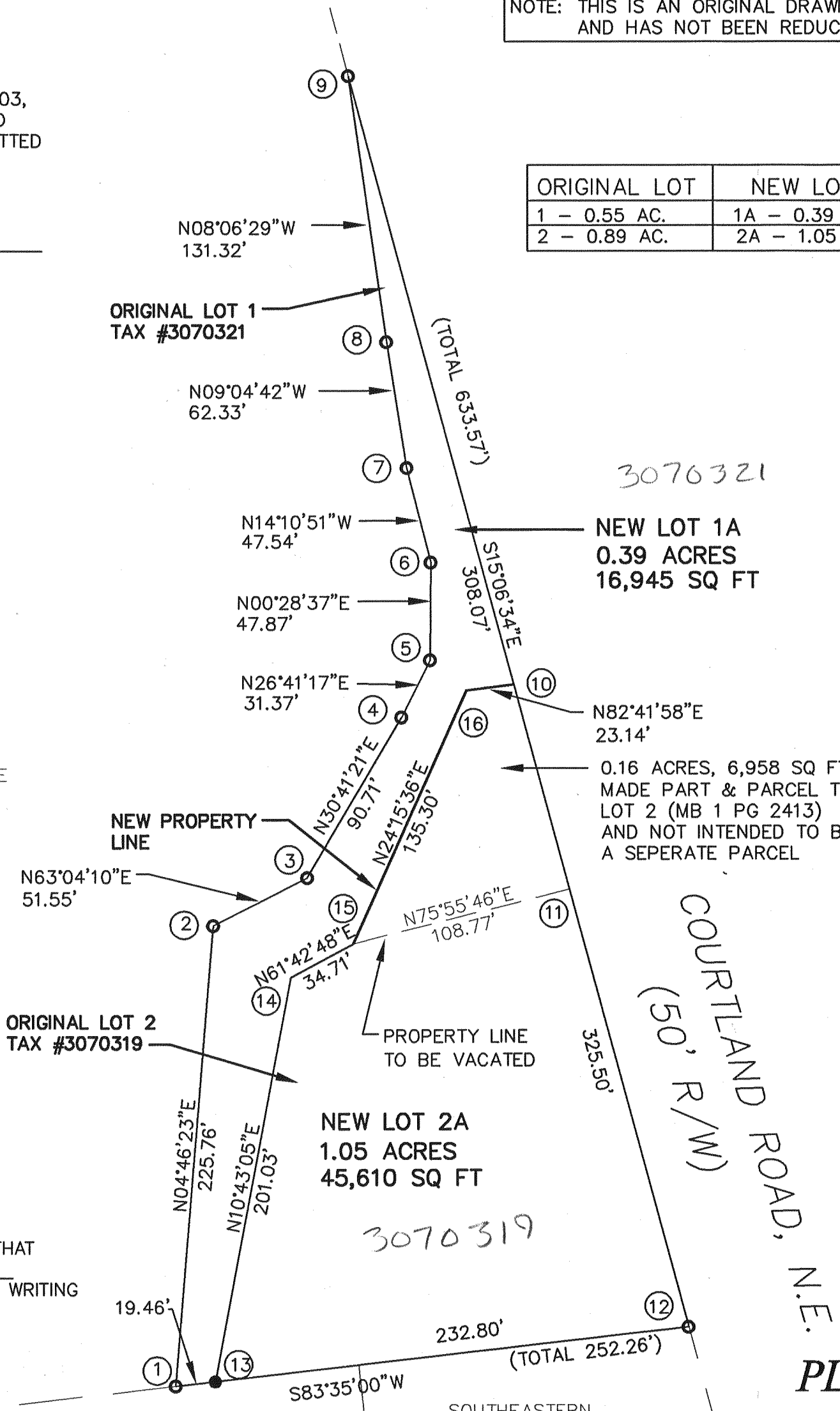


DATE: 11-07-03

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

NOTE: THIS IS AN ORIGINAL DRAWING AND HAS NOT BEEN REDUCED.

ORIGINAL LOT	NEW LOT
1 - 0.55 AC.	1A - 0.39 AC.
2 - 0.89 AC.	2A - 1.05 AC.



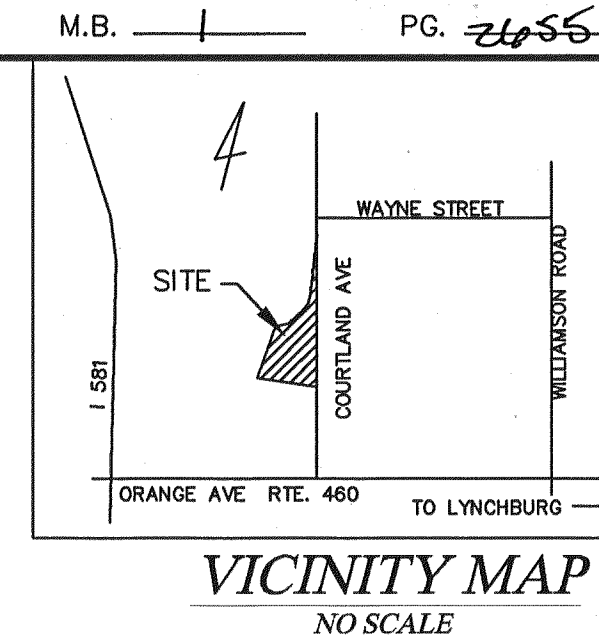
APPROVED:

R. Brian Townsend 11-7-03
AGENT OF THE PLANNING COMMISSION DATE

Theresa C. Sutton 11-7-03
CITY ENGINEER, CITY OF ROANOKE DATE

- LEGEND
- SURVEYED PROPERTY LINE
 - DEED LINE
 - SET REBAR
 - EXISTING IRON FOUND
 - x— EXISTING FENCE LINE

GRAPHIC SCALE
0 60
(IN FEET)
1 inch = 60 ft.



	NORTHING	EASTING
1	4219.946	1792.103
2	4444.957	1810.543
3	4468.376	1856.469
4	4546.449	1902.643
5	4574.500	1916.689
6	4622.365	1917.014
7	4668.435	1905.298
8	4729.965	1895.369
9	4859.941	1876.648
10	4562.641	1957.410
11	4462.830	1984.523
12	4248.524	2042.739
13	4222.152	1811.440
14	4419.731	1848.523
15	4436.226	1879.062
16	4559.665	1934.465
1	4219.946	1792.103

**PLAT OF SURVEY
SHOWING**

THE SUBDIVISION OF
LOT 1, (0.55 ACRES)
COMBINING 0.16 ACRES
WITH LOT 2 (0.89 ACRES)
(MB 1 PG 2413)
CREATING LOTS 1A (0.39 ACRES)
AND 2A (1.05 ACRES)
FOR
CALVIN W. & MARY C. POWERS
AND
THEODORE J. & JUDY P. SUTTON

LOCATED AT
1350 COURTLAND RD. NE
THE CITY OF ROANOKE
ROANOKE, VIRGINIA

COMM. 2419E SURVEYED: 11-27-01