

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RAFAN, L.L.C. IS THE FEE SIMPLE OWNER OF THE PARCEL
OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU
4 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED
TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT
CLERK'S OFFICE OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 010013617.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE SUBJECT
PROPERTY, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND
ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE
1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO
AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

Mohammad J. Kahn 12-12-03
MOHAMMAD J. KAHN DATE
AGENT FOR RAFAN, L.L.C.

STATE OF VIRGINIA

TO WIT:

County OF Roanoke

I, Louella W. Keffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID
STATE, CERTIFY THAT MOHAMMAD J. KAHN HAS PERSONALLY APPEARED
BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON
THIS 12 DAY OF December, 2003.

Louella W. Keffer April 30, 2004
NOTARY PUBLIC COMMISSION EXPIRES

BOUNDARY COORDINATES
ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	2127.0949	5127.7002
2	5199.1400	5392.8700
3	5054.4211	5432.1695
4	4983.9073	5172.5050
1	5127.0949	5127.7002

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE
ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FLOOD INSURANCE
RATE MAP NO 51161C0024 D, EFFECTIVE DATE OCTOBER 15, 1993).
- 2) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED
BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 3) THE SUBJECT PROPERTY IS ZONED RM2.
- 4) THIS PLAT IS BASED ON A PARTIAL FIELD SURVEY COMPLETED AUGUST 22, 2003
& EXISTING RECORDS.
- 5) A 5\8"x18" STEEL RE-BAR WITH PLASTIC CAP IS SET AT
ALL LOT CORNERS UNLESS OTHERWISE NOTED.

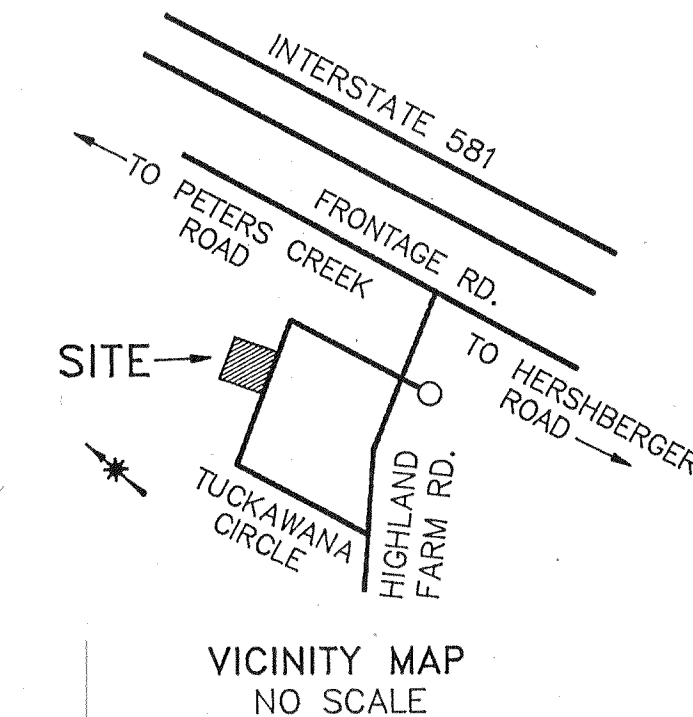
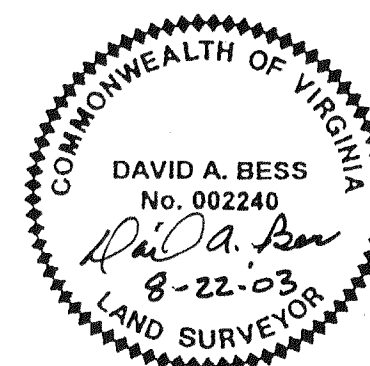
APPROVED:

Thompson 12-12-03
CITY ENGINEER, CITY OF ROANOKE, VA. DATE
R. Brian Townsend 12-12-03
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF
ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE
OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD
AT 11:35 O'CLOCK A.M. ON THIS 17th DAY OF December, 2003.

TESTE: ARTHUR B. CRUSH, III, CLERK

BY: Sammi Pomier
DEPUTY CLERK



VICINITY MAP
NO SCALE

PAGE 1 OF 2
PLAT OF SUBDIVISION MADE FOR
RAFAN, L.L.C.

SHOWING THE DIVISION OF A PORTION OF LOT 7A-R, MAP OF VILLAS ET
COUNTRYSIDE TOWNHOMES (M.B. 1, PG. 2108), CREATING HEREON LOT 7A-5 (0.136 ACRE),
LOT 7A-6 (0.096 ACRE), LOT 7A-7 (0.097 ACRE), LOT 7A-8 (0.138 ACRE), LOT 7A-9 (0.141 ACRE),
LOT 7A-10 (0.097 ACRE), LOT 7A-11 (0.096 ACRE), LOT 7A-12 (0.131 ACRE) AND LOT 7A-R-1
0.877 ACRES, LOCATED ON THE NORTH SIDE OF TUCKAWANA CIRCLE, N.W.

ROANOKE, VIRGINIA
SCALE 1" = 30' AUGUST 22, 2003

BY: DAVID A. BESS, L.L.C.
3100A PETERS CREEK RD.
ROANOKE, VA. 24019