

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED  
IF THIS IS ONE INCH 1" = 60'

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRANK A. HARRIS AND LAURA K. SKEEN ARE THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 4 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 990014254.

AND THAT COSMO HOLDINGS, LLC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 5 TO 8 TO 5 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 030021420.

THE PLATTING OF THE LAND SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

Frank A. Harris  
FRANK A. HARRIS

Laura K. Skeen  
LAURA K. SKEEN

Richard M. Limoth  
RICHARD M. LIMOTH, AUTHORIZED MEMBER

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE:

I, Lance D. Brown, A NOTARY PUBLIC, IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Frank A. Harris, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF December, 2003.

Lance D. Brown  
NOTARY PUBLIC MY COMMISSION EXPIRES 10/31/05

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE:

I, Lance D. Brown, A NOTARY PUBLIC, IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Laura K. Skeen, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF December, 2003.

Lance D. Brown  
NOTARY PUBLIC MY COMMISSION EXPIRES 10/31/05

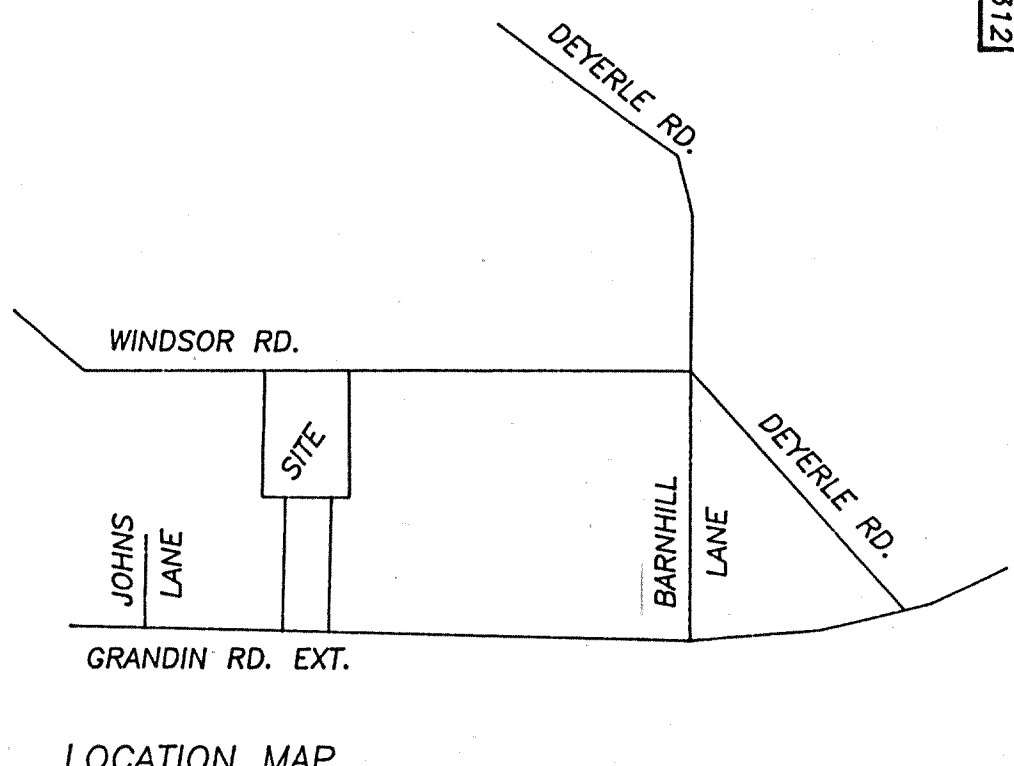
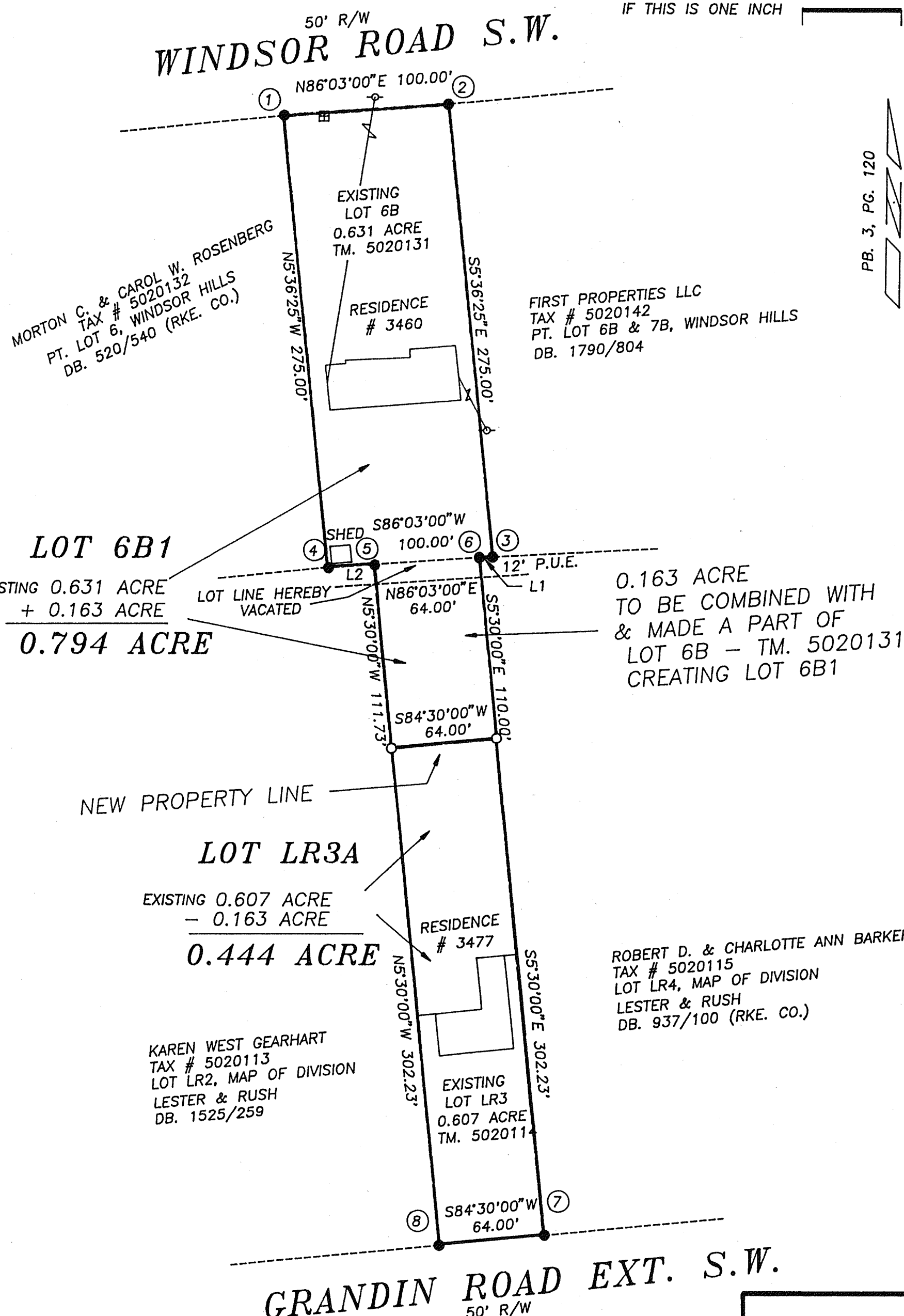
Philip Scrim  
CITY ENGINEER, CITY OF ROANOKE 12-15-03

R. Brian Townsend  
AGENT FOR THE CITY OF ROANOKE, VIRGINIA PLANNING COMMISSION DATE 12-15-03

CLERK'S STATEMENT:

IN THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGMENT THERETO ANNEXED, TO RECORD AT 1:51 O'CLOCK P.M. ON THIS THE 19th DAY OF December, 2003 AND RECORDED IN MAP BOOK 1, PAGE 2671.

BY: Arthur B. Craush III  
CLERK  
Laurie B. Craush  
DEPUTY CLERK



- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - UTILITY LINE
  - ⊠ WATER METER
  - POWER POLE

LINE	BEARING	HORIZ DIST
L1	S86°03'00"W	8.15
L2	S86°03'00"W	27.85

BOUNDARY COORDINATES

1 =	1323.0532	1064.3850
2 =	1329.9418	1164.1474
3 =	1056.2575	1191.0159
4 =	1049.3689	1091.2534
5 =	1051.2877	1119.0418
6 =	1055.6998	1182.9130
7 =	645.3676	1222.4235
8 =	639.2335	1158.7181
1 =	1323.0532	1064.3850

Scale 1"=60FT

F.H.C.I.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
Ronald R. Clark  
RONALD R. CLARK, L.S. No 1745

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PROPERTIES ZONED "RS-1"

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS, MAP 51161C0043 D DATED OCT. 15, 1993.

PLAT OF SURVEY SHOWING THE BOUNDARY LINE ADJUSTMENT BETWEEN **FRANK HARRIS & COSMO HOLDINGS, LLC.** SHOWING THE RESUBDIVISION OF LOT 6B (0.631 AC) & LOT LR3 (0.607 AC) AND COMBINING HEREON A 0.163 ACRE PORTION OF LOT LR3 WITH EXISTING ACREAGE OF LOT 6B TO CREATE HEREON LOT 6B1 (0.794 AC) AND LOT LR3A (0.444 AC) SITUATED ON WINDSOR AVENUE AND GRANDIN ROAD EXTENSION. CITY OF ROANOKE, VIRGINIA

PREPARED BY:  
**CLARK SURVEYING**  
P.O. BOX 5575  
ROANOKE, VIRGINIA  
PHONE: (540) 962-1002

NOTES:  
TAX # 5020131 - 0.631 ACRE  
SOURCE OF TITLE: INSTR. 990014254  
TAX # 5020114 - 0.607 ACRE  
SOURCE OF TITLE: INSTR. 030021420  
NO TITLE REPORT FURNISHED

JOB #	03312
DATE	OCTOBER 23, 2003
DISK	156

Seal of the Commonwealth of Virginia, City of Roanoke, Virginia, with signature of Ronald R. Clark.