

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT EDWIN H. SMART IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NO. 030006690.

THE SAID OWNER HEREBY CERTIFIES THAT HE IS SUBDIVIDING THE TRACT OF LAND SHOWN HEREON ENTIRELY WITH HIS 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:

Edwin H. Smart October 3, 2003
EDWIN H. SMART DATE

STATE OF VIRGINIA

County of Roanoke TO WIT:

I, Loetta W. Keffe, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE, HEREBY CERTIFY THAT EDWIN H. SMART HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 3 DAY OF October, 2003.

Loetta W. Keffe April 30, 2004
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES:

- 1) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 3) THE SUBJECT PROPERTY IS ZONED RS-3.
- 4) THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP 51161C0041D, EFFECTIVE DATE OCTOBER 15, 1993.

BOUNDARY COORDINATES

POINT	NORTHING	EASTING
1	5000.0000	5000.0000
2	5159.5068	5012.5535
3	5137.4572	5245.8136
4	4977.9288	5233.5386
1	5000.0000	5000.0000

APPROVED:

Philip C. Gaurin 1/20/04
CITY ENGINEER, CITY OF ROANOKE, VA. DATE

R. Brian Townsend 1/20/04
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

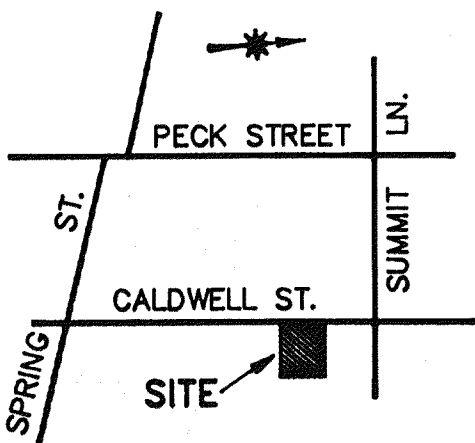
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:55 O'CLOCK A.M., ON THIS 21st DAY OF January, 2003.

TESTE: Arthur B. Cross, III, CLERK

BY: Samuel Bone
DEPUTY CLERK

SCALE: 1 INCH = 40 FEET
0' 40' 80' 120'

MERIDIAN OF
P.B. 1, PG. 122 (ROA. CO.)



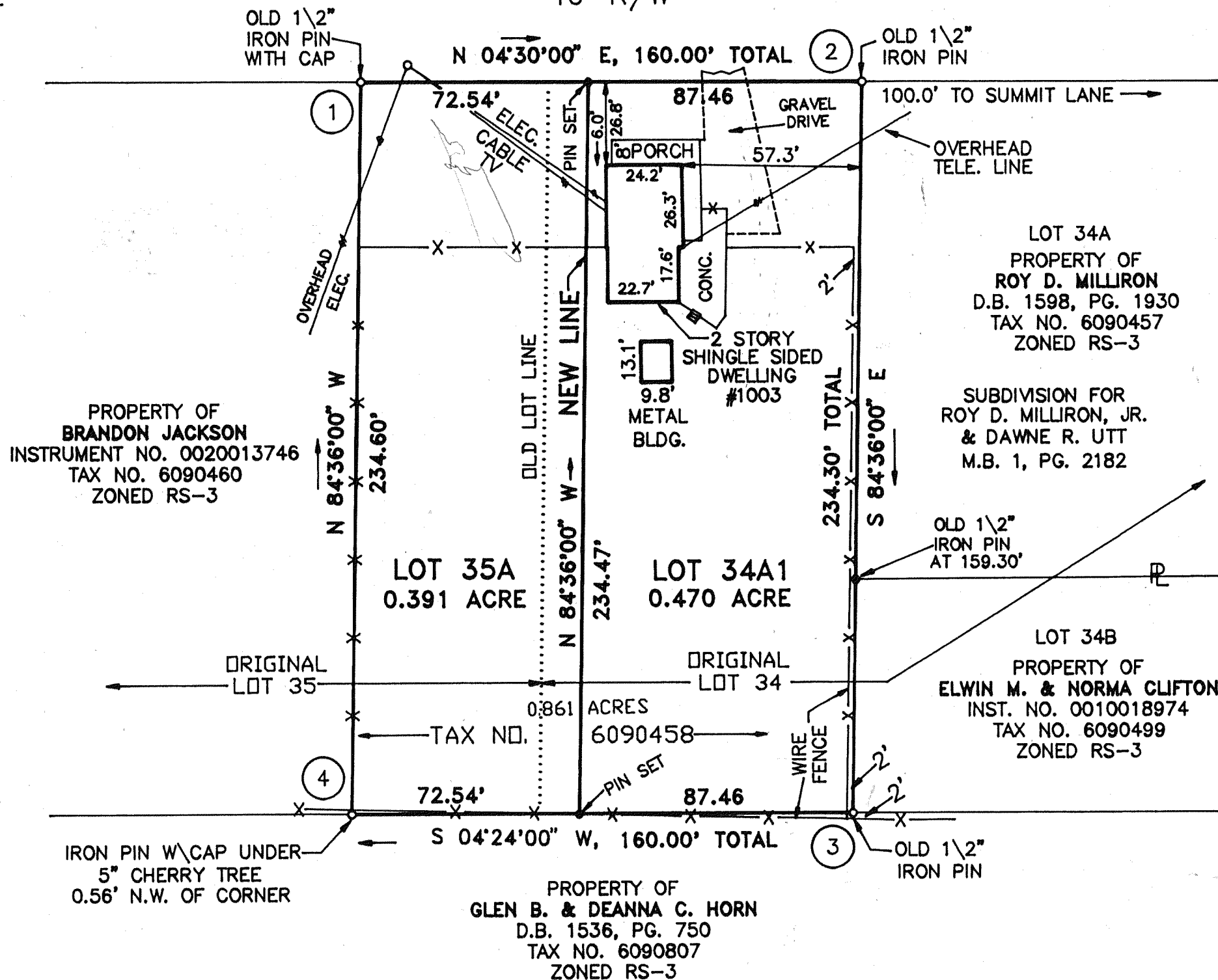
VICINITY MAP
NO SCALE

NOTE: THE ORIGINAL SCALE OF THIS PLAT
HAS NOT BEEN REDUCED.

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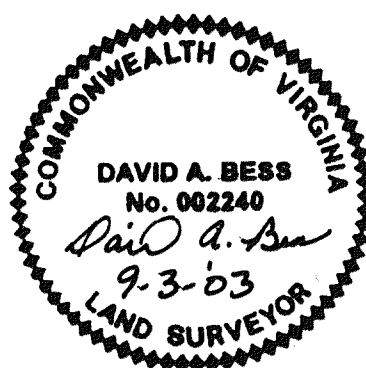
CALDWELL STREET, N.W.

40' R/W



THIS PLAT IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND
BELIEF.

David A. Bess
DAVID A. BESS, L.S.



PLAT OF SUBDIVISION MADE FOR
EDWIN H. SMART

SHOWING THE RESUBDIVISION OF A 0.861 ACRE PARCEL, BEING A PORTION OF LOTS 34 AND 35, MAP OF EDGEWOOD (P.B. 1, PG. 122), CREATING HEREON LOT 34A1 (0.470 ACRE) AND LOT 35A (0.391 ACRE) SITUATE ON CALDWELL STREET, N.W.

ROANOKE, VIRGINIA
SCALE 1" = 40' SEPTEMBER 3, 2003

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

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