

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOEL TENZER & JUDITH S. TENZER ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 4 TO 3 TO 6 THRU 9 TO 4, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1298, PAGE 849.

THAT JO LYNN DRAPER IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN INSTRUMENT #980006067.

THE SAID OWNERS HEREBY CERTIFY THAT THE PLAT OF THE LAND AS SHOWN, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

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

*Joel Tenzer*  
JOEL TENZER (OWNER)

*Judith S. Tenzer*  
JUDITH S. TENZER (OWNER)

*Jo Lynn Draper*  
JO LYNN DRAPER (OWNER)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S66°02'00"W	0.88

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, *James H. Hill*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Joel Tenzer*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF January, 2004.

*James H. Hill*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2/28/06

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, *James H. Hill*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Judith S. Tenzer*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF January, 2004.

*James H. Hill*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2/28/06

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, *James H. Hill*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Jo Lynn Draper*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF January, 2004.

*James H. Hill*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2/28/06

APPROVED: *R. Brian Townsend*  
CITY ENGINEER, CITY OF ROANOKE

*R. Brian Townsend*  
AGENT OF THE PLANNING COMMISSION, CITY OF ROANOKE

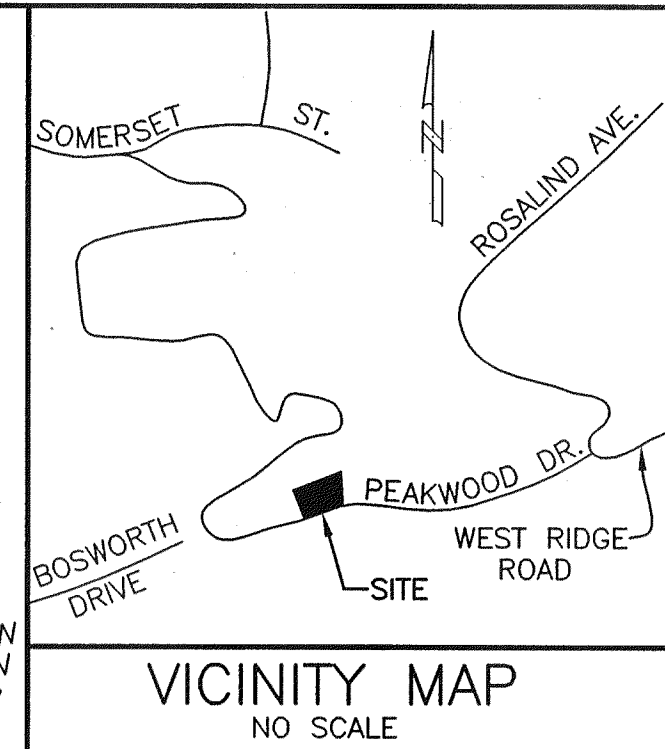
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:25 O'CLOCK P.M. ON THIS 27 DAY OF January, 2004, IN MAP BOOK 1, PAGE 2686

TESTE: *Brenda S. Hamilton*  
CLERK  
*Kathryn Holladay*  
DEPUTY CLERK

## NOTES:

- OWNERS OF RECORD: JOEL & JUDITH S. TENZER  
DEED BOOK 1298, PAGE 849  
TAX MAP #1090706
- OWNER OF RECORD: JO LYNN DRAPER  
INSTRUMENT #980006067  
TAX MAP #1090707
- 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.
- PROPERTIES ARE CURRENTLY ZONED: RS-1
- UNDERGROUND UTILITY SERVICE LINES.

THIS ORIGINAL PLAT  
HAS NOT BEEN REDUCED.



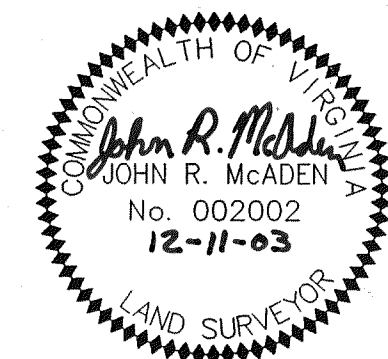
LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
○	UTILITY POLE
— DHU —	OVERHEAD WIRES
— x —	FENCE

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	4846.2405	5124.9212
2	4943.9899	5039.2406
3	5041.5713	5133.3095
4	4924.7120	5215.6938
5	4906.6759	5193.8750
6	5085.4900	5157.4976
7	5175.7898	5229.8987
8	4986.3176	5318.6539
9	4985.9602	5317.8498
1	4846.2405	5124.9212

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

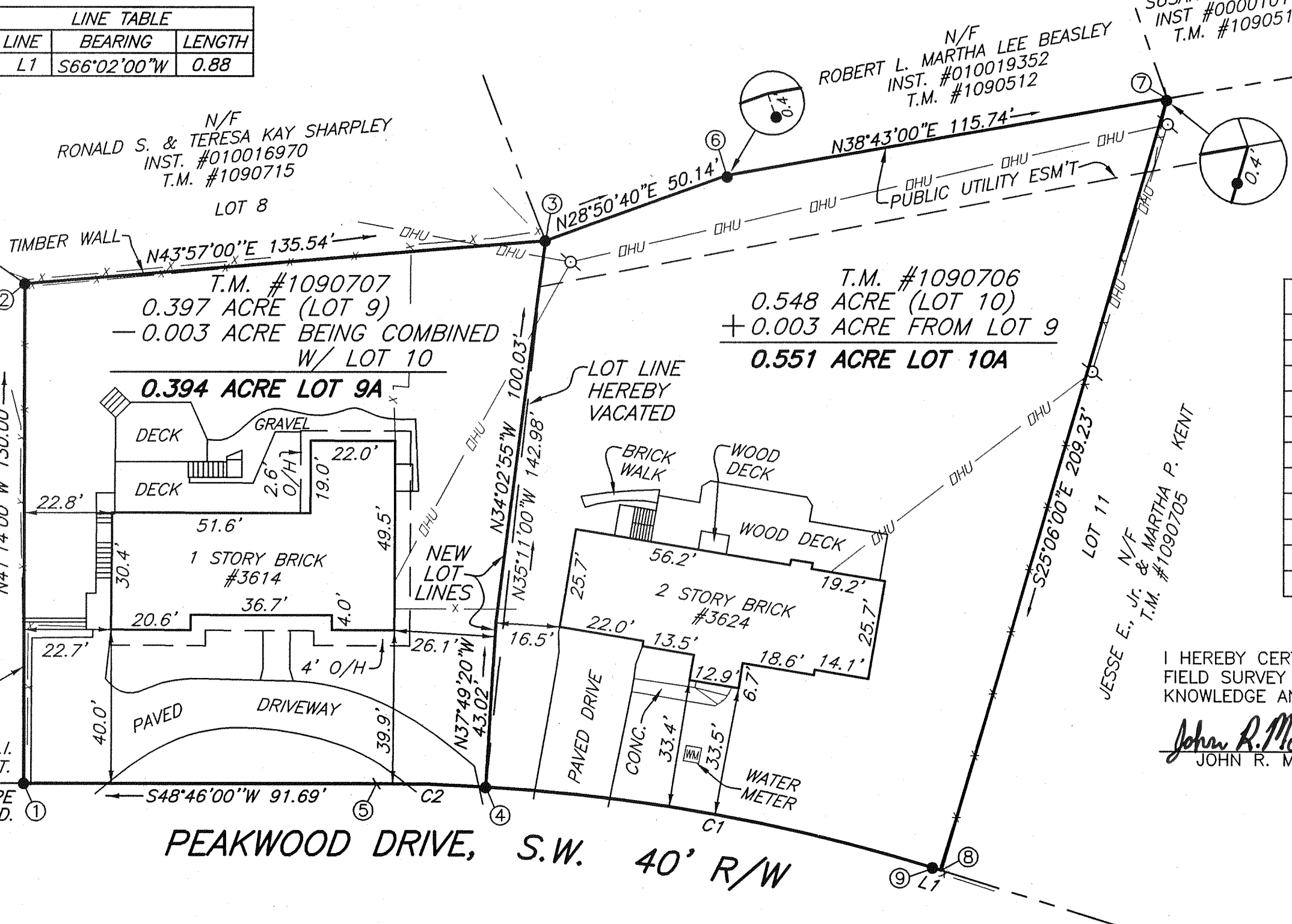
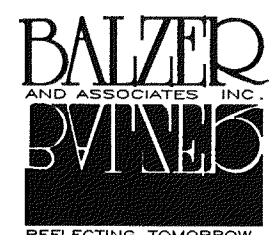
*John R. McAden*  
JOHN R. McADEN

002002



LOT LINE ADJUSTMENT PLAT FOR  
JOEL TENZER, JUDITH S. TENZER  
& JO LYNN DRAPER  
BEING THE RESUBDIVISION OF  
LOT 9 (0.397 ACRE) & LOT 10 (0.548 ACRE)  
AS SHOWN ON  
MAP OF BLOCK M AND N  
PROSPECT HILLS  
MAP BOOK 1, PAGE 46  
CREATING HEREON  
LOT 9A (0.394 ACRE)  
LOT 10A (0.551 ACRE)  
SITUATED ON PEAKWOOD DRIVE  
CITY OF ROANOKE, VIRGINIA  
DECEMBER 11, 2003  
JOB #R0300128.00  
SCALE: 1"=30'  
SHEET 1 OF 1

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	119.33'	490.00'	60.00	S59°03'18"W	119.11'	13°56'48"
C2	28.34'	490.00'	14.16	S50°25'18"W	28.31'	3°18'36"

30 0 30 60 90

Scale 1" = 30'

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 #51161C0044 D (EFFECTIVE DATE: OCT. 15, 1993)

0651