

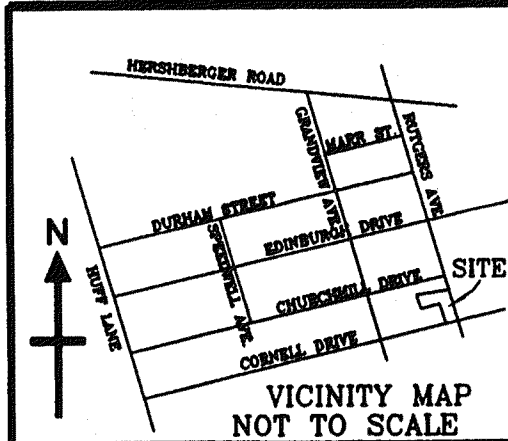
KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT PHILLIP KENNETH HOLLAND, BY DEED RECORDED IN DEED BOOK 1691, PAGE 1176, BOUNDED BY CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, AND DOROTHY E. P. RICHARDSON, BY DEED RECORDED IN DEED BOOK 1355, PAGE 182, BOUNDED BY CORNERS 3 TO 8 THROUGH 10 TO 4 TO 3, INCLUSIVE, ARE THE FEE SIMPLE OWNERS OF THE PARCELS OF LAND SHOWN HEREON.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND 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 THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS, TRUSTEE, & BENEFICIARY

Phillip Kenneth Holland 2/13/04
DATE:
Dorothy E. P. Richardson 2/13/04
DATE:
DOROTHY E. P. RICHARDSON

THIS IS AN ORIGINAL PLAT
AND HAS NOT BEEN REDUCED.



POINT NORTHING EASTING

NEW LOT 2A		
1	5000.000	5000.000
2	4956.714	5023.126
3	4935.525	5042.593
4	4897.074	4999.612
5	4906.983	4991.120
6	4877.947	4963.259
7	4946.058	4907.080
1	5000.000	5000.000

NEW LOT 1A		
3	4935.525	5042.593
8	4804.081	5150.852
9	4776.611	5147.701
10	4756.083	5120.459
4	4897.074	4999.612
3	4935.525	5042.593

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	92°30'00"	30.91'	19.15'	S8°45'00"W	27.66'

NOTES:

THIS SURVEY PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

±0.020 ACRE PORTION OF LOT 1, BLK. 3, RUTGERS SQUARE, TAX PARCEL 2280208 IS TO BE INCORPORATED INTO LOT 2, BLK. 30, DORCHESTER COURT 5, TAX PARCEL 2271402.

CITY OF ROANOKE
STATE OF VIRGINIA

I, Jane T. Price, a NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Phillip Kenneth Holland and Dorothy E. P. Richardson, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 2/13/04, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 13th DAY OF February 2004.

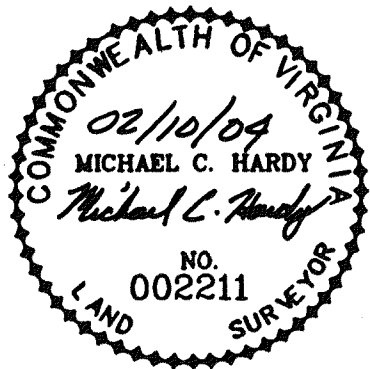
MY COMMISSION EXPIRES: 11/30/09

NOTARY PUBLIC: Jane T. Price

APPROVED: R. Brian Townsend 2-13-04

AGENT, ROANOKE CITY PLANNING COMMISSION: DATE:
CITY ENGINEER, ROANOKE, VIRGINIA: DATE:

I, hereby certify that this survey to the best of my knowledge and belief, is correct and complies with the minimum standards and procedures established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



I HEREBY ACKNOWLEDGE THAT THE THIS PLAT OF SURVEY OF A MINOR SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT.

Michael C. Hardy, L.E. 002211

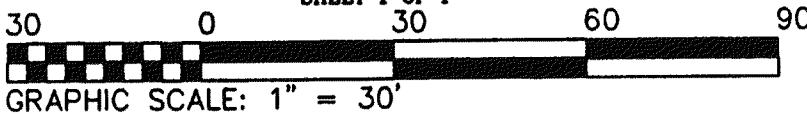
LEGAL REFERENCE:
CURRENT OWNER
TAX PARCEL 2271402
PHILLIP KENNETH HOLLAND
D.B. 1691, PG. 1176
TAX PARCEL 2280208
DOROTHY E.P. RICHARDSON
D.B. 1355, PG. 182

Plat Of Subdivision For
PHILLIP KENNETH HOLLAND AND DOROTHY E.P. RICHARDSON
Showing The
Subdivision And Combination of (0.020 Acres)
From Existing Lot 1 (0.259 Acres) Blk 3 Rutgers Square
To Be Combined With Existing Lot 2 (0.172 Acres) Blk 30 Dorchester Court 5
Therefore Creating New lot 2A (0.192 Acres) and New Lot 1A (0.239 Acres)

Situated On
Rutgers Avenue NW
City Of Roanoke, Virginia

SCALE : 1"= 30' DATE: January 15, 2004

COMM # M402 DISK FILE: 2004DRAWINGS\MIKE\FLX\M402-HOLLAND.flx
SHEET 1 OF 1



FLOODNOTE:
CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
AREA IS DESIGNATED AS FLOOD ZONE "X". ACCORDING TO FEMA MAP
PANEL #51161C0024D. (DATED OCT. 15, 1993) THIS DETERMINATION IS BASED ON FEMA
FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD
ELEVATIONS