

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT McGHEE PROPERTIES, L.L.C. IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES PART THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NO. 030009058.

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.

THE SAID OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ROANOKE, VIRGINIA THE 17.38 SQUARE FEET PARCEL SHOWN HEREON FOR STREET USE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

Chad S. McGhee 3-29-04
CHAD S. McGHEE, PRES., McGHEE PROPERTIES, L.L.C. DATE

STATE OF VIRGINIA

County of Roanoke TO WIT:

I, South W. Keffner, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE, HEREBY CERTIFY THAT CHAD S. McGHEE HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 29 DAY OF March, 2004.

South W. Keffner 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 RM1.
- 4) THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP 51161C0046D, EFFECTIVE DATE OCTOBER 15, 1993.
- 5) 5/8"x18" STEEL RE-BAR WITH PLASTIC CAP IS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

APPROVED: Thompson 4-07-04
CITY ENGINEER, CITY OF ROANOKE, VA. DATE

H. Brian Townsend 4-7-04
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 1:30 O'CLOCK PM, ON THIS 3 DAY OF Apr, 2004.

TESTE: BRENDA HAMILTON, CLERK

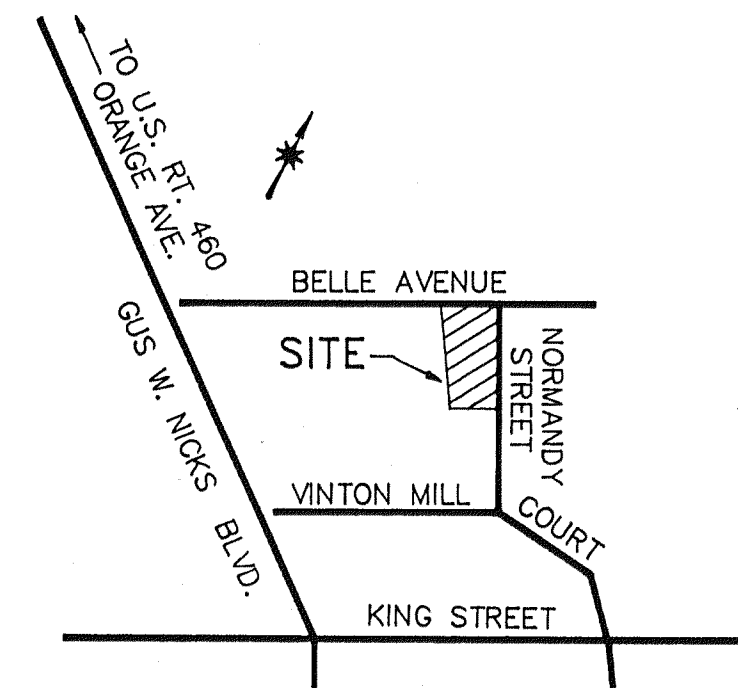
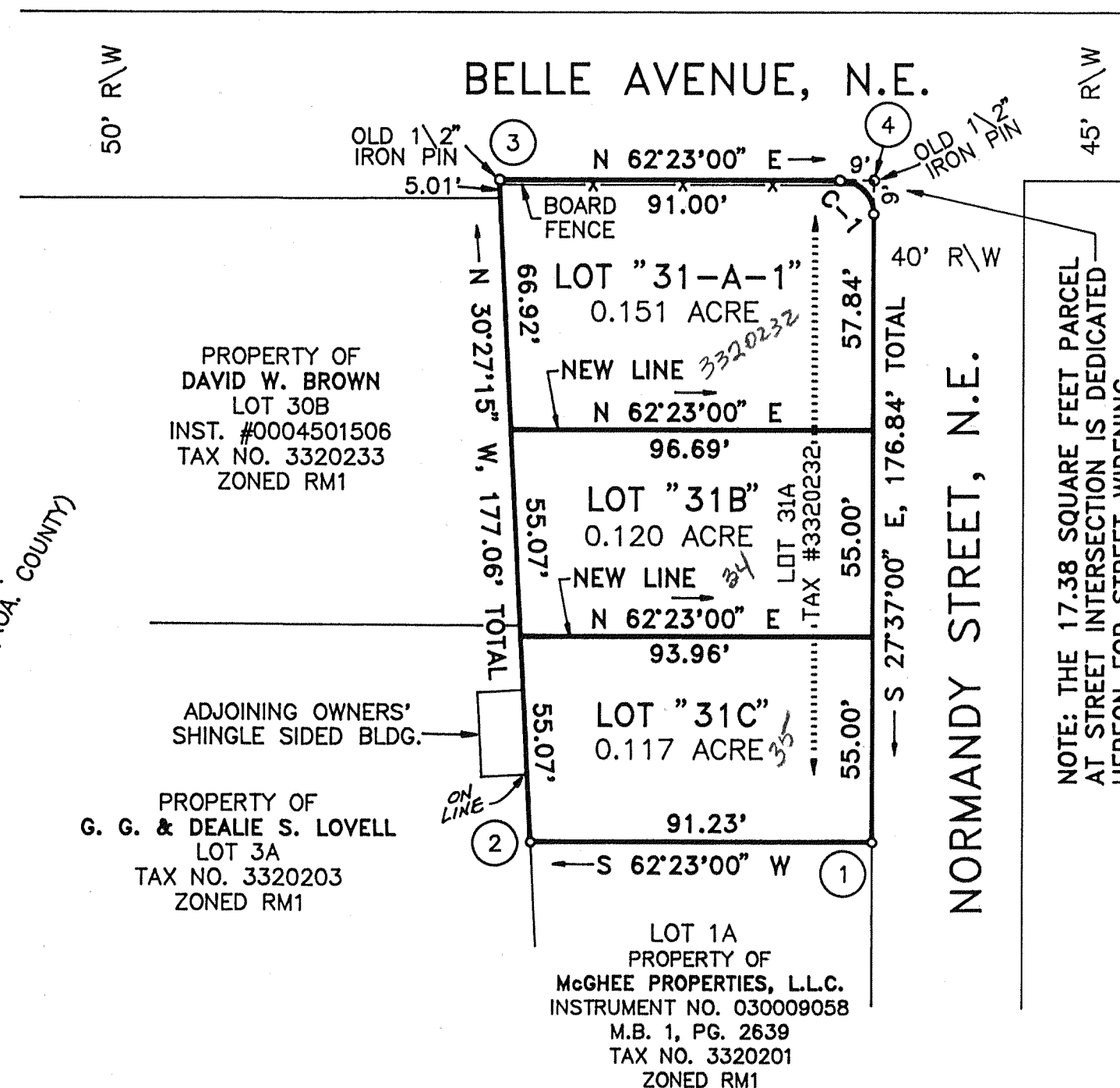
BY: Larry Taylor
DEPUTY CLERK

N.B. W-138 D-03120A

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

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

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VICINITY MAP
NO SCALE

CURVE "C-1"
ARC=14.14'
RADIUS=9.00'
ANGLE=90°00'00"
CHORD=S 72°37'00" E,
12.73'
TANGENT=9.00'

BOUNDARY COORDINATES
ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	4866.3753	5204.0790
2	4824.0831	5123.2387
3	4976.7161	5033.4953
4	5023.0715	5122.1022
1	4866.3753	5204.0790

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

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

PLAT OF SUBDIVISION AND STREET DEDICATION MADE FOR
McGHEE PROPERTIES, L.L.C.

SHOWING THE RE-SUBDIVISION OF LOT 31A (0.388 ACRE), "PLAT OF LOT LINE REVISION MADE FOR McGHEE PROPERTIES, L.L.C." (M.B. 1, PG. 2639), CREATING HEREON LOT 31-A-1 (0.151 ACRE), LOT 31B (0.120 ACRE) AND LOT 31C (0.117 ACRE), AND A 17.38 SQUARE FEET PARCEL BEING DEDICATED HEREON TO THE CITY OF ROANOKE FOR STREET PURPOSES, LOCATED AT THE SOUTHWEST INTERSECTION OF BELLE AVENUE, N.E. AND NORMANDY STREET, N.E.

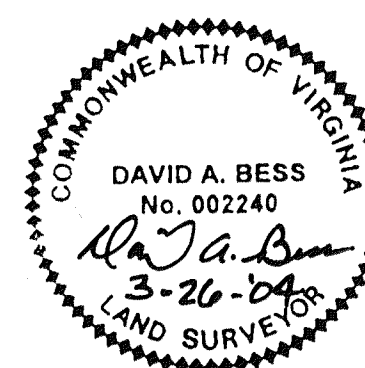
ROANOKE, VIRGINIA

SCALE 1" = 40'

JANUARY 8, 2004

*REVISED MARCH 26, 2004

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



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