

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOHN A. WOOD & WENDY A. WOOD ARE THE FEE SIMPLE OWNERS OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 030011390.

THE SAID OWNERS HEREBY CERTIFY THAT THE PLAT OF THE LAND AS SHOWN HEREON, 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:

John A. Wood
JOHN A. WOOD (OWNER)

Wendy A. Wood
WENDY A. WOOD (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, B. J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John A. Wood, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF April, 2004.

B. J. Vaughn
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31 2005

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, B. J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Wendy A. Wood, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF April, 2004.

B. J. Vaughn
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31 2005

CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA	
C1	150.13'	400.00'	75.96	N00°06'02"W	149.25'	21°30'16"	
C2	75.07'	400.00'	37.65	N05°16'29"E	74.96'	10°45'11"	
C3	75.06'	400.00'	37.64	N05°28'35"W	74.95'	10°45'06"	

APPROVED: Theresa Brown
CITY ENGINEER, CITY OF ROANOKE

R. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION

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 11:05 O'CLOCK A.M. ON THIS 15th DAY OF April, 2004, IN MAP BOOK 1, PAGE 2716.

TESTE: BRENDA S. HAMILTON

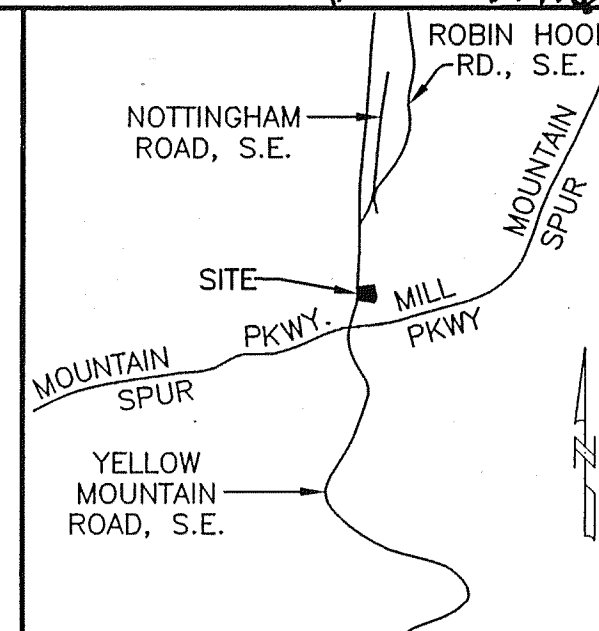
CLERK
Brenda S. Hamilton
DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: JOHN A. WOOD & WENDY A. WOOD
- LEGAL REFERENCE: INSTRUMENT #030011390
- ORIGINAL TAX MAP NUMBERS: 4090412 (LOT 11-A) & 4090413 (LOT 12-A)
- 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-2
- UNDERGROUND UTILITY SERVICE LINES.

THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.

M.B. 1, PG. 274



VICINITY MAP
NO SCALE

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

COORDINATE LIST

CORNER	NORTHING	EASTING
1	705.0791	584.6984
2	726.4881	785.4516
3	577.6376	820.3641
4	517.3147	795.1511
5	555.8287	584.9605
1	705.0791	584.6984

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

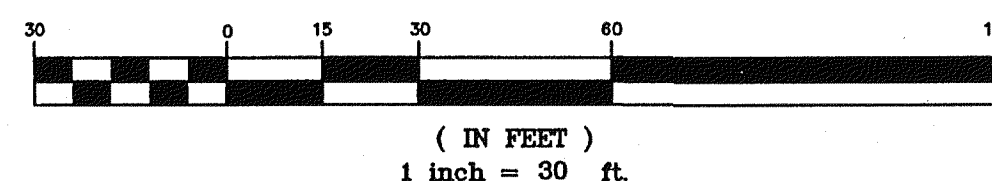
John R. McAden
JOHN R. McADEN

002002



YELLOW MOUNTAIN ROAD, S.E.
50' R/W

GRAPHIC SCALE



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 #51161C0048 D (EFFECTIVE DATE: OCT. 15, 1993)

RESUBDIVISION PLAT FOR
JOHN A. WOOD &
WENDY A. WOOD
BEING THE COMBINATION OF
LOTS 11-A(0.413 ACRE) & 12-A(0.483 ACRE)
WITCRAFT PARTNERSHIP
MAP BOOK 1, PAGE 274
CREATING HEREON
LOT 12-A1 (0.896 ACRE)
SITUATED ON YELLOW MOUNTAIN ROAD, S.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED FEBRUARY 25, 2004
JOB #R0300244.00
SCALE: 1"=30'
SHEET 1 OF 1

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



• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS