

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WALTER D. DORAN AND CAROLYN W. DORAN ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEEDS RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 852, PAGE 270 AND THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 1233, PAGE 410.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE AND THE COUNTY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCES AS, AMENDED TO DATE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

Walter D. Doran
WALTER D. DORAN

Carolyn W. Doran
CAROLYN W. DORAN

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Kathi Z Anderson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Walter D. Doran HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 19 DAY OF May, 2004.

Kathi Z Anderson
NOTARY PUBLIC
9/30/06
MY COMMISSION EXPIRES

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Kathi Z Anderson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Carolyn W. Doran HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 19 DAY OF May, 2004.

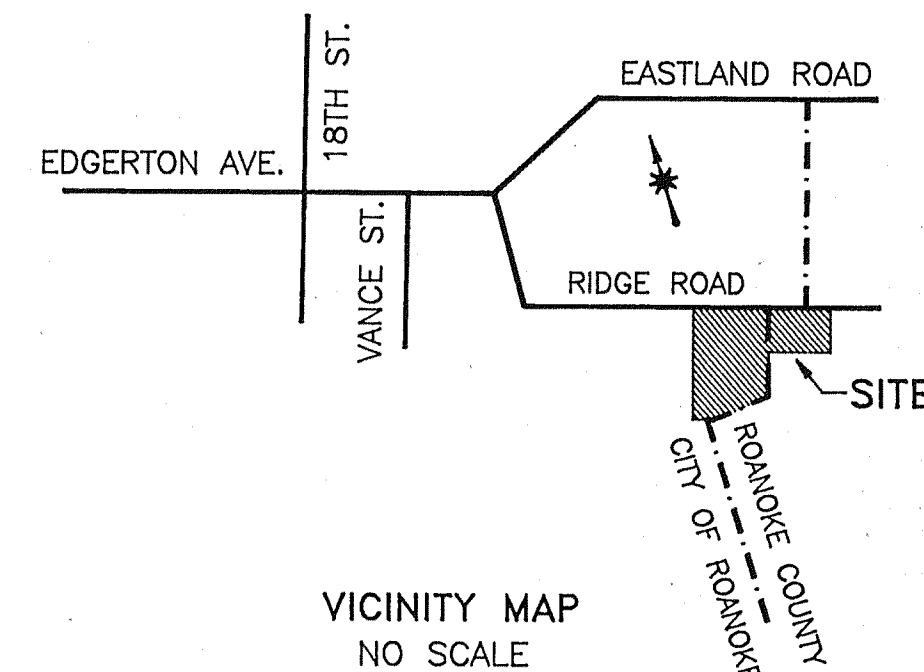
Kathi Z Anderson
NOTARY PUBLIC
9/30/06
MY COMMISSION EXPIRES

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

INSTRUMENT NO. _____
CITY MAP BOOK 1, PAGE 2730
COUNTY P.B. _____, PG. _____

NOTES:

- 1) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 2) THE SUBJECT PROPERTY LOCATED IN ROANOKE COUNTY IS ZONED AR. THE SUBJECT PROPERTY LOCATED IN CITY OF ROANOKE IS ZONED RM1.
- 3) THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. MAP NO. 51161C0048D, DATED 10-15-93.
- 4) 5" x 8" IRON PIN WITH PLASTIC CAP SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 5) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 6) ANY FURTHER SUBDIVISION OF LOT 3-B WILL REQUIRE THE INSTALLATION OF CURB, GUTTER & SIDEWALK ALONG RIDGE ROAD.
- 7) EASEMENT AREAS ARE TO PROVIDE THE ACCESS NEEDS OF THE CURRENT & FUTURE OWNERS OF BOTH LOTS.



BOUNDARY COORDINATES
ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	5555.5724	4630.1509
2	5254.3991	5147.9648
3	5000.0000	5000.0000
4	5150.8306	4740.6737
5	4895.2212	4592.0050
6	4940.0948	4400.1838
7	4998.7393	4306.3331
1	5555.5724	4630.1509

APPROVED: Philip C. Gurnea 5-19-04
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

R. Brian Townsend 5-19-04
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:30 O'CLOCK, P.M., ON THIS 20 DAY OF May, 2004.

TESTE: BRENDA S. HAMILTON, CLERK

BY: Kathy Taylor
DEPUTY CLERK

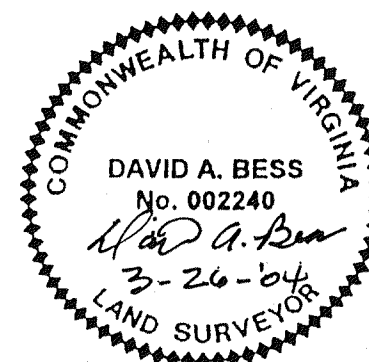
APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION.

APPROVED: Renise J. Sowers 5/19/04
SUBDIVISION AGENT FOR THE ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT OF THE COUNTY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT ____ O'CLOCK, ____M., ON THIS ____ DAY OF _____, 2004.

TESTE: STEVEN MCGRAW, CLERK

BY: _____
DEPUTY CLERK



SHEET 1 OF 2
PLAT OF SURVEY & SUBDIVISION MADE FOR
WALTER D. DORAN & CAROLYN W. DORAN

SHOWING THE RE-DIVISION OF LOT 3 (4.316 AC.) AND THE NORTHERLY PART OF LOT 4 (2.028 AC.), SECTION 20, MAP OF RE-SUBDIVISION OF SECTION 21 AND RESURVEY OF SECTIONS 16A & 20, RIVERDALE FARM CORP. (ROANOKE CO. D.B. 263, PG. 91), CREATING HEREON NEW LOTS 3A (0.540 AC.), 3B (3.776 AC.), 4A (1.028 AC.), AND 4B (1.00 AC.), LOCATED ON THE SOUTH SIDE OF RIDGE ROAD, S.E. (RT. NO. 771)

VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
and the CITY OF ROANOKE, VIRGINIA

SCALE 1" = 60' MARCH 26, 2004

BY: DAVID A. BESS, L.L.C.
LAND SURVEYING
3100A PETERS CREEK RD.
ROANOKE, VA. 24019
PH. (540) 989-8855

CITY MAP BOOK 1, PAGE 2730
COUNTY P.B. _____, PG. _____