

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BARRY ST. JOHN, INC. IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1 INCLUSIVE, BEING THE SAME PROPERTY CONVEYED TO SAID OWNER BY DEED BOOK 1780 PAGE 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

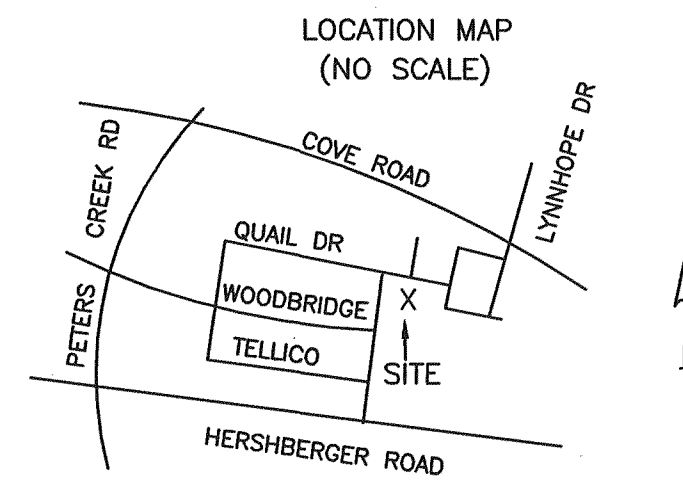
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND WITH THE ROANOKE ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER

Barry St. John
BARRY ST. JOHN DATE
AGENT FOR BARRY ST. JOHN, INC

THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
POINT	NORTHING	EASTING
1	870.9158	419.3505
2	830.0633	555.8795
3	719.6981	522.8559
4	757.3772	403.6956
1	870.9158	419.3505
A	850.4025	487.9057
B	738.4467	463.5633



STATE OF VIRGINIA
County OF Roanoke TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY May, 2004 BY BARRY ST. JOHN

MY COMMISSION EXPIRES: 1-31-2007
Christopher N. McMurry
NOTARY PUBLIC

LEGEND:

- PUE PUBLIC UTILITY EASEMENT
- - - MBL MINIMUM BUILDING LINE
- IRON FOUND
- ▲ 5/8" REBAR SET

NOTES:

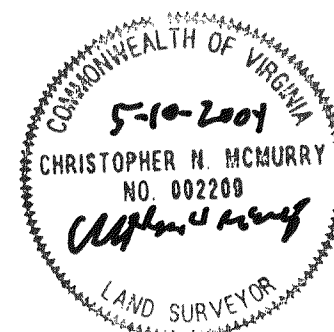
1. PLAT BASED ON MONUMENTS FOUND AS SHOWN HEREON FROM CURRENT FIELD SURVEY AND RECORDS (PB 8 PG 67).
2. THESE LOTS ARE WITHIN ZONE X WHICH IS NOT A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP 51161C0023D EFFECTIVE DATE 10/15/1993.
3. THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
4. A TO B NEW DIVISION LINE.

APPROVED:
R. Brian Townsend 5-12-04
AGENT-CITY OF ROANOKE
PLANNING COMMISSION DATE
Philip C. Duvall 5-12-04
CITY ENGINEER
CITY OF ROANOKE, VA. DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE VIRGINIA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT

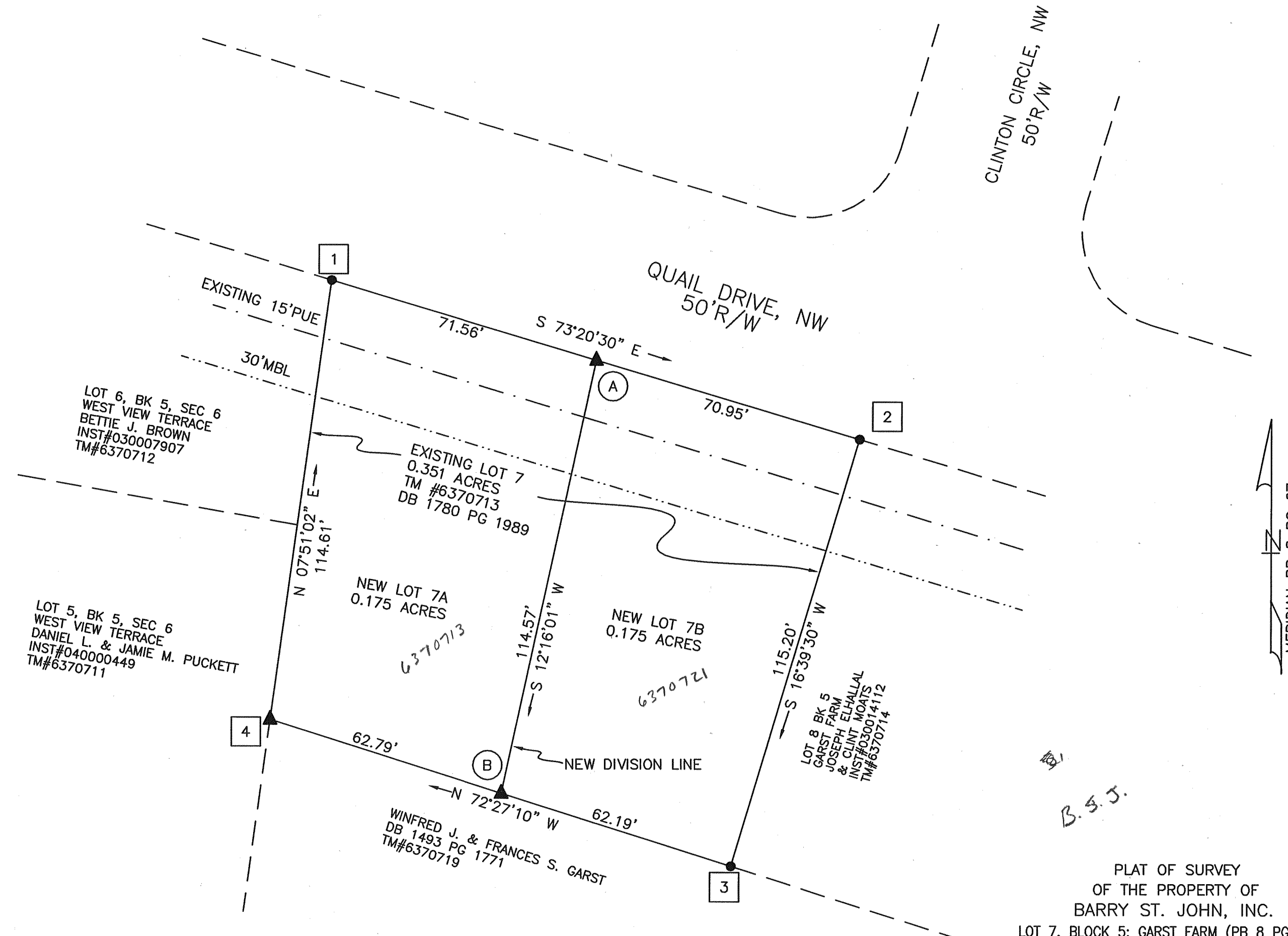
4:00 O'CLOCK P.M. ON THIS 25 DAY OF May, 2004

TESTE:
BRENDA S. HAMILTON, CLERK
By Patty Taylor D.C.



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

Christopher N. McMurry 5-10-2004
CHRISTOPHER N. MCMURRY 002209 DATE



PLAT OF SURVEY
OF THE PROPERTY OF
BARRY ST. JOHN, INC.
LOT 7, BLOCK 5: GARST FARM (PB 8 PG 67)
DB 1780 PG 1989
SHOWING A RESUBDIVISION OF LOT 7
0.351 ACRES DEFINED BY LINES 1~4 TO 1
CREATING HEREON
NEW LOTS 7A (0.175 AC) & 7B (0.175 AC)
SITUATED AT QUAIL DRIVE, NW
CITY OF ROANOKE-VIRGINIA
MCMURRY SURVEYORS, INC.
DALEVILLE, VIRGINIA 24083~0250
SCALE 1" = 25'
MAY 6, 2004



GARST FARM LOT 7.DWG