

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD P. MARDIAN AND ERIN M. MARDIAN ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1 INCLUSIVE, BEING THE SAME LAND CONVEYED TO SAID OWNERS BY WILLIAM B. MOODY AND HAZEL D. MOODY BY DEED DATED JANUARY 5, 1998 AS INSTRUMENT NUMBER 98000522, AND BY DEED DATED MAY 17, 2001, AS INSTRUMENT NUMBER 010007625, BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE PROPERTY AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE, AND VACATE LINES SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Richard P. Mardian 5/27/04
RICHARD P. MARDIAN, OWNER DATE
INST. NO. 98000522, NO. 010007625

Erin M. Mardian 5/27/04
ERIN M. MARDIAN, OWNER DATE
INST. NO. 98000522, NO. 010007625

STATE OF VIRGINIA
County of Roanoke
WIT:

I, *Rose Lee Nichols*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD P. MARDIAN AND ERIN M. MARDIAN WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 27th DAY OF May, 2004.

MY COMMISSION EXPIRES:

9-30-2004

Rose Lee Nichols
NOTARY PUBLIC

APPROVED:

Brian Townsend 6-3-04
AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

Paul J. Swann 6-2-04
CITY ENGINEER CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO AND WAS ADMITTED TO RECORD AT 8:00 O'CLOCK P.M. ON THIS 17th DAY OF 2004.

BRENDA S. HAMILTON
CLERK

BY *[Signature]*
DEPUTY CLERK

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONES "X" AND "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0048 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2 INCH DIAMETER BY 18 INCHES LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH A PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR." EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

REFERENCE MAP:

1. PLAT FOR HIGHLAND COMPANY, INC. OF THE RIVERLAND ROAD ADDITION BY W. LOFTON SMITH DATED JUNE 1, 1922 AND RECORDED IN DEED BOOK 400, PAGE 473.
2. SURVEY FOR RICHARD P. AND ERIN M. MARDIAN OF LOTS 3, 4, 5, AND 6 BY T.P. PARKER & SON DATED JANUARY 6, 1998.

SOUTHEASTERN LIMITS OF AN EXISTING SANITARY SEWER EASEMENT:

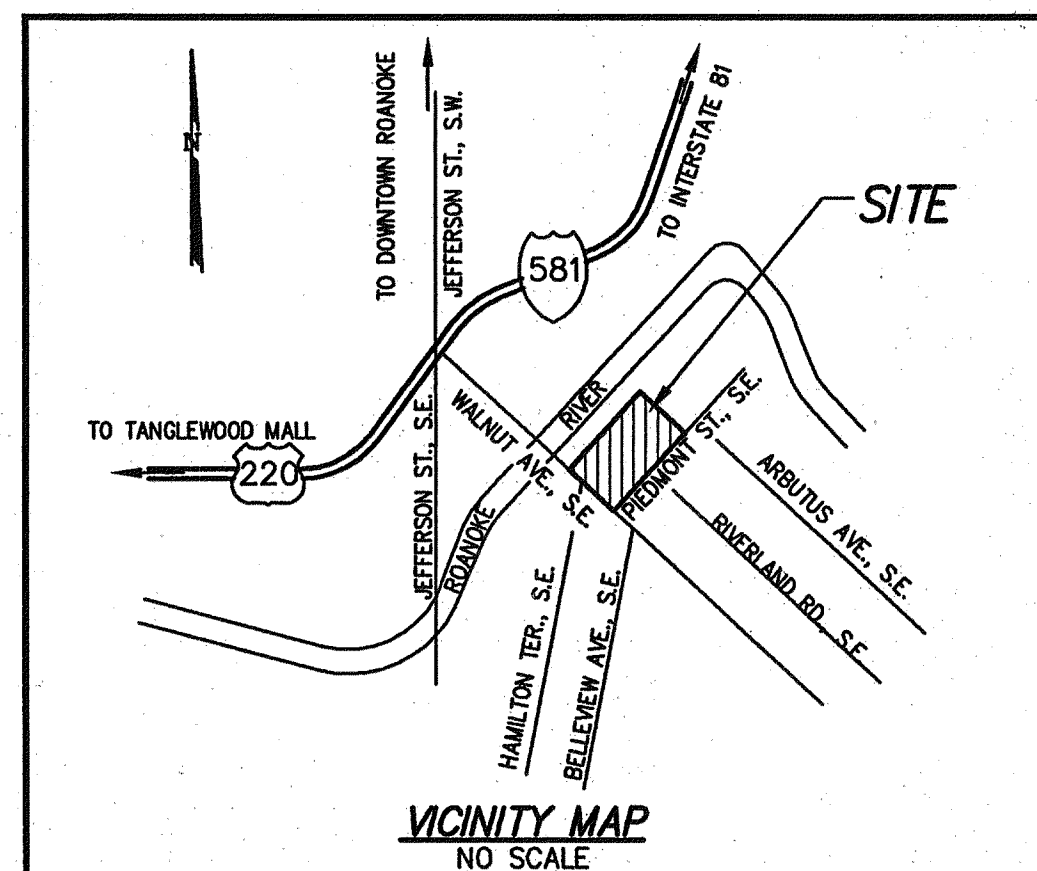
- 4 TO A : S 04°43'49" E, 2.59'
A TO B : N 53°22'21" E, 85.11'
B TO C : N 37°03'53" E, 85.00'
7 TO C : S 47°00'00" E, 7.56'

THIS IS AN ORIGINAL SIZE MAP AND HAS NOT BEEN REDUCED

LEGEND

IPF = IRON PIN FOUND
COR = CORNER
DWLG. = DWELLING
CONC. = CONCRETE
COE = CORP. OF ENGINEERS
OHV = OVERHEAD WIRE
MON. = MONUMENT
C & P = CHESAPEAKE & POTOMAC TELEPHONE COMPANY
APCO = AMERICAN ELECTRIC POWER COMPANY
EXIST. = EXISTING
BLDG. = BUILDING
INST. = INSTRUMENT
SAN. = SANITARY

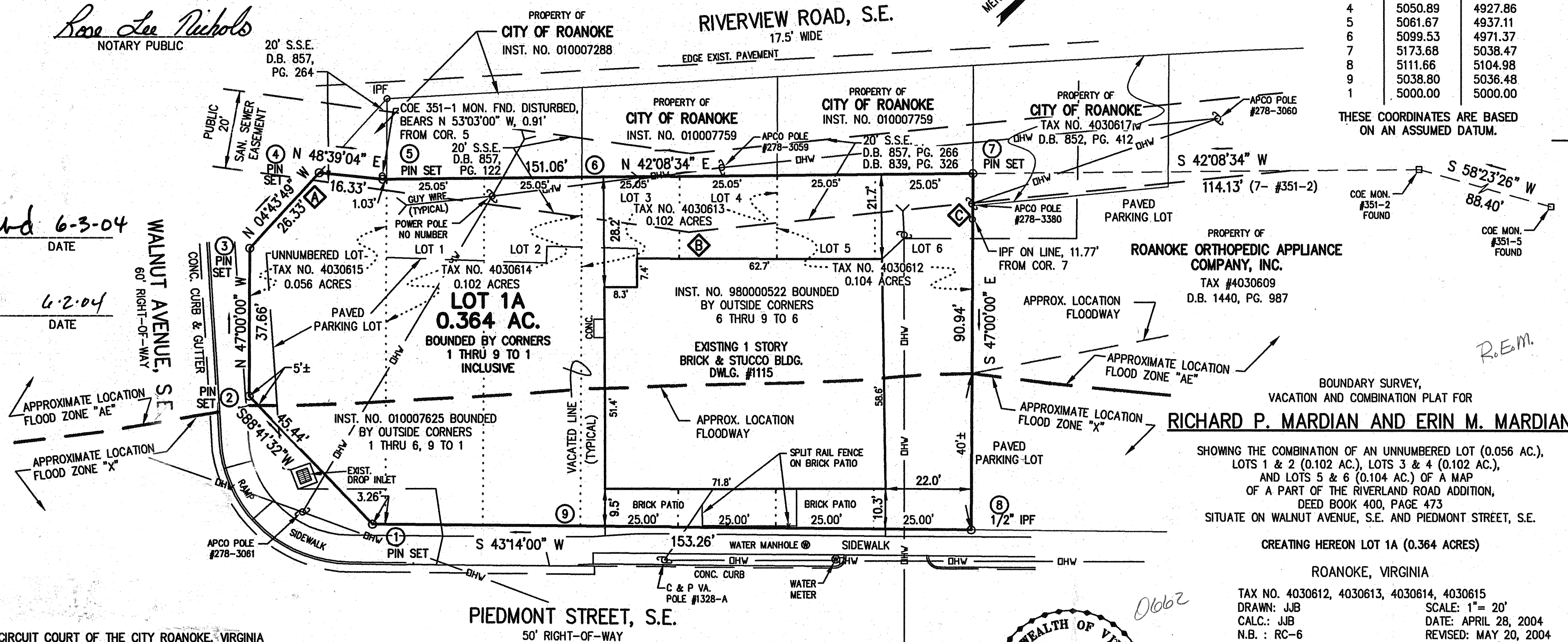
INSTRUMENT # M.B. 1, PG. 2745



COORDINATES

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	4998.96	4954.57
3	5024.65	4927.03
4	5050.89	4927.86
5	5061.67	4937.11
6	5099.53	4971.37
7	5173.68	5038.47
8	5111.66	5104.98
9	5038.80	5036.48
1	5000.00	5000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.



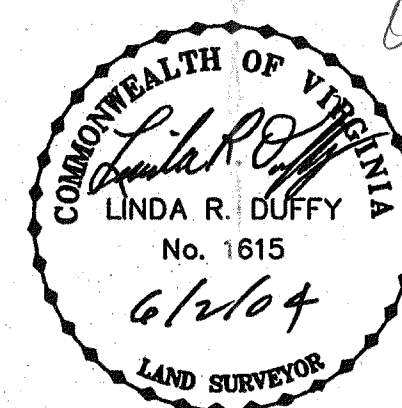
SHOWING THE COMBINATION OF AN UNNUMBERED LOT (0.056 AC.), LOTS 1 & 2 (0.102 AC.), LOTS 3 & 4 (0.102 AC.), AND LOTS 5 & 6 (0.104 AC.) OF A MAP OF A PART OF THE RIVERLAND ROAD ADDITION, DEED BOOK 400, PAGE 473 SITUATE ON WALNUT AVENUE, S.E. AND PIEDMONT STREET, S.E.

CREATING HEREON LOT 1A (0.364 ACRES)

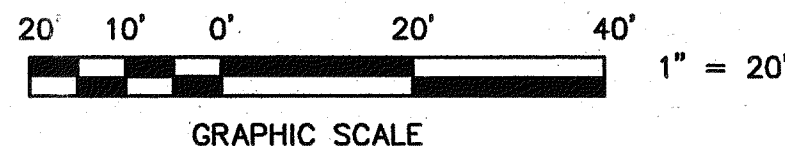
ROANOKE, VIRGINIA

TAX NO. 4030612, 4030613, 4030614, 4030615
DRAWN: JJB SCALE: 1" = 20'
CALC.: JJB DATE: APRIL 28, 2004
N.B.: RC-6 REVISED: MAY 20, 2004
W.O. 04-0225

TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153
540-387-1153



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY DATED APRIL 16, 2004. RICHARD P. MARDIAN AND ERIN M. MARDIAN ARE THE OWNERS OF RECORD. SEE INST. NO. 98000522, INST. NO. 010007625



M.B. 1 PG. 2745