

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT MODA R. AND ESTELLE D. COFFEY ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT BOUNDED BY THE OUTSIDE CORNERS 1 TO 4 TO 1 INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN DEED BOOK 1093 PAGE 160 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 12th DAY OF June, 2004.

Moda R. Coffey 6-10-04
MODA R. COFFEY DATE

Estelle D. Coffey 6-10-04
ESTELLE D. COFFEY DATE

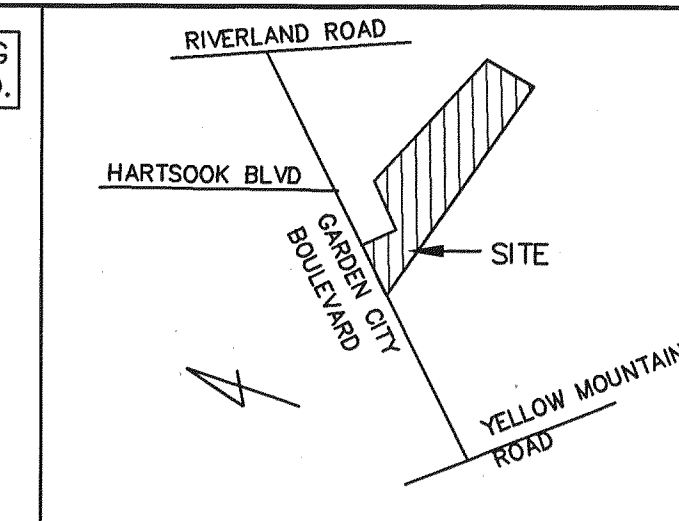
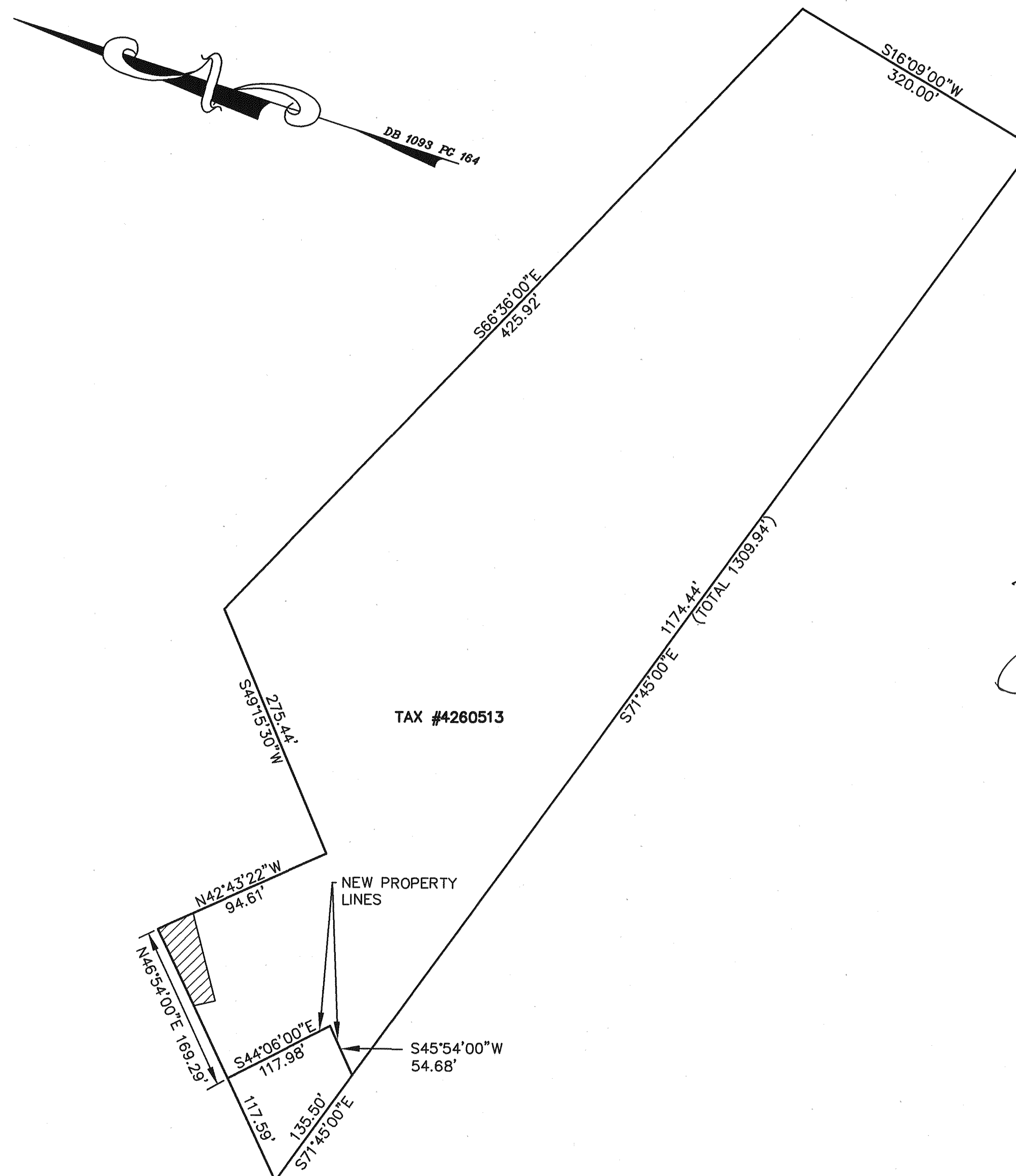
STATE OF VIRGINIA

City OF Roanoke

I, Judith A. Marmaduke A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Moda R. Coffey and Estelle D. Coffey OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED June 10, 2004, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON June 10, 2004.

MY COMMISSION EXPIRES August 31, 2006
Judith A. Marmaduke
NOTARY PUBLIC



VICINITY MAP
NO SCALE

APPROVED:

R. Brian Townsend 6-14-04
AGENT OF THE PLANNING COMMISSION DATE

Philip C. Scivier 6/14/04
CITY ENGINEER, CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 15 DAY OF June, 2004, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED TO RECORD AT 10:30 O'CLOCK A.M.

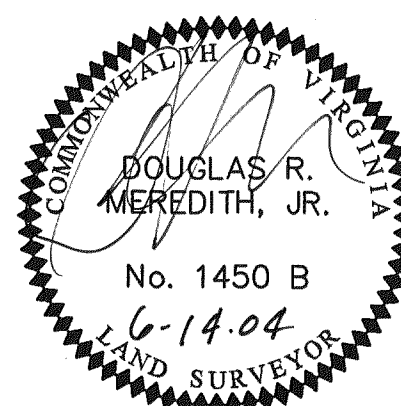
TESTEE: Brenda S Hamilton
CLERK
By: Patty Taylor D.C.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
5. FEMA FLOOD ZONE: "AE"
6. LEGAL REFERENCE: DB 1093 PG 160
TAX #4260513
FEMA MAP #51161C0048D OCT. 15, 1993
7. ZONED: RM-1

LMW P.C.
ENGINEERING • ARCHITECTURE • SURVEYING
(540) 345-0675 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013

[Signature] DATE: 6-14-04
I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- SET REBAR
- EXISTING IRON FOUND
- ⊙ END OF LINE/CURVE
- NOTHING FOUND, NOTHING SET

GRAPHIC SCALE
0 100'
(IN FEET)
1 inch = 100 ft.

PARTIAL SURVEY
AND FROM EXISTING RECORDS
FOR
MODA R. & ESTELLE D. COFFEY
SUBDIVIDING PT LOT 5 (9.164 ACRES)
CREATING HEREON
LOT 5A (8.921 ACRES)
AND
LOT 5B (0.235 ACRES)
SITUATED ON GARDEN CITY BLVD
IN THE
CITY OF ROANOKE,
VIRGINIA

SHEET 1 OF 2 COMM. 2855 SURVEYED: 4-19-04