

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT B. WAYNE DUNMAN AND REBECCA J. DUNMAN ARE THE OWNERS OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY CAROL A. KENNEDY BY DEED DATED JUNE 7, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 040009291.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE VACATED THE LINES SHOWN DOTTED AND COMBINED THE PROPERTY AS SHOWN HEREON AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE. WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

B. Wayne Dunman 7/29/04 Rebecca J. Dunman 7/29/04
B. WAYNE DUNMAN, OWNER DATE REBECCA J. DUNMAN, OWNER DATE
INST. NO. 040009291 INST. NO. 040009291

STATE OF VIRGINIA
County of Roanoke OF Roanoke TO WIT:

I, Pamela L. Rhodes, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT B. WAYNE DUNMAN AND REBECCA J. DUNMAN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29 DAY OF July, 2004.

MY COMMISSION EXPIRES:

12-31-07

Pamela L. Rhodes
NOTARY PUBLIC

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 ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0046 D, EFFECTIVE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

APPROVED:

R. Brian Townsend 8-3-04
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Jan G. S. Sues 8/03/04
CITY ENGINEER - CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:35 O'CLOCK 11 M. ON THIS 11 DAY OF August, 2004.

TESTE: BRENDA S. HAMILTON
CLERK

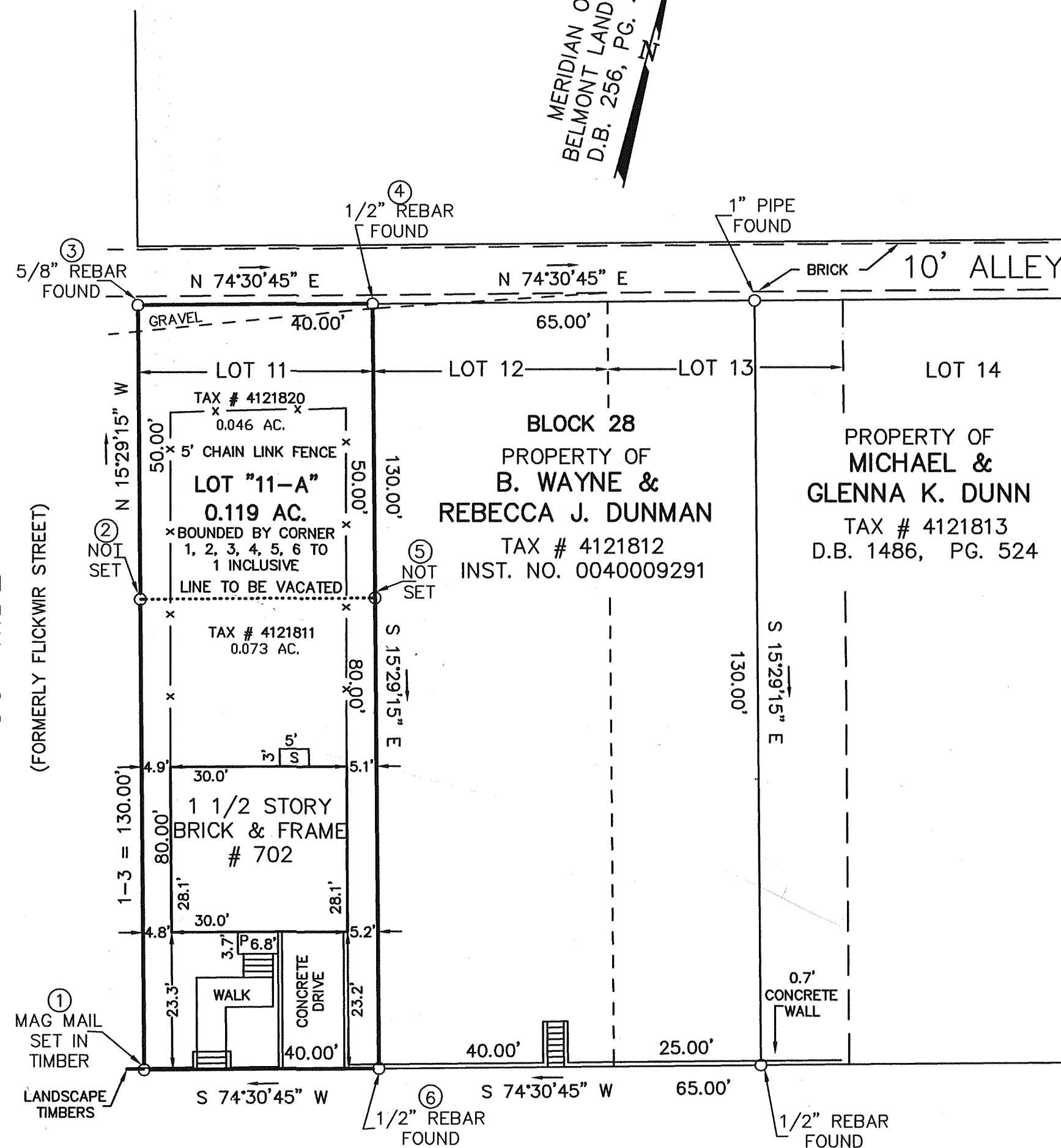
BY: Kathryn Colladay
DEPUTY CLERK

LEGEND

P = PORCH
S = STOOP

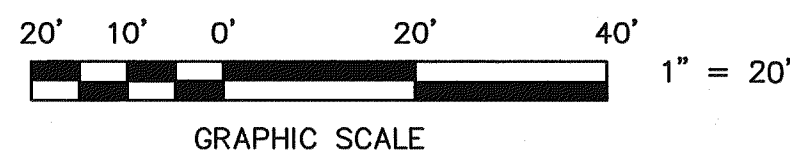
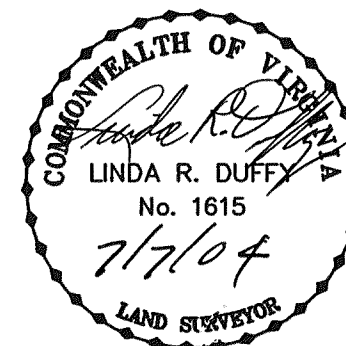
THIS IS AN ORIGINAL SIZED PLAT AND HAS NOT BEEN REDUCED.

7 TH STREET, S.E.
50' WIDE

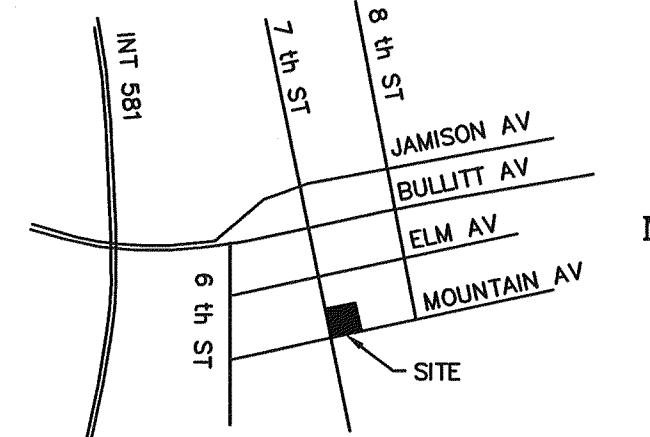


MOUNTAIN AVENUE, S.E.
50' WIDE
(FORMERLY SANDS AVENUE)

THIS VACATION AND COMBINATION PLAT IS BASED ON A CURRENT FIELD SURVEY. B. WAYNE & REBECCA J. DUNMAN ARE THE OWNERS OF RECORD, SEE INST. NO. 040009291.



M.B. 1, PG. 2782



LOCATION MAP
NO SCALE

COORDINATES

CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	3077.10	2978.64
3	3125.28	2965.29
4	3135.96	3003.83
5	3087.78	3017.19
6	3010.68	3038.55
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

VACATION AND COMBINATION PLAT FOR
B. WAYNE & REBECCA J. DUNMAN

SHOWING THE NORTH PART OF LOT 11 (0.046 AC.)
COMBINED WITH THE SOUTH PART OF LOT 11 (0.073 AC.)
CREATING HEREON LOT "11-A" (0.119 AC.)

BLOCK 28, BELMONT LAND COMPANY MAP
D.B. 256, PG. 410

SITUATE ON MOUNTAIN AVENUE, S.E.
ROANOKE, VIRGINIA

TAX # 4121811
4121820
DRAWN: Z/LRD/19
CALC: LRD

SCALE: 1" = 20'
DATE: JULY 7, 2004
W.O. 04-0346
N.B. JR-220



TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24163
540-387-1153

M.B. 1, PG. 2782

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