

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOHN R. NEWBILL TRUST IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, IN INSTRUMENT #010009556, AND A PORTION OF THE LAND IN INSTRUMENT #970020675, BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

John R. Newbill  
JOHN R. NEWBILL (TRUSTEE)

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, John R. Newbill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT JOHN R. NEWBILL WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF August, 2004.

John R. McAden  
NOTARY PUBLIC  
MY COMMISSION EXPIRES April 30, 2009

## NOTES:

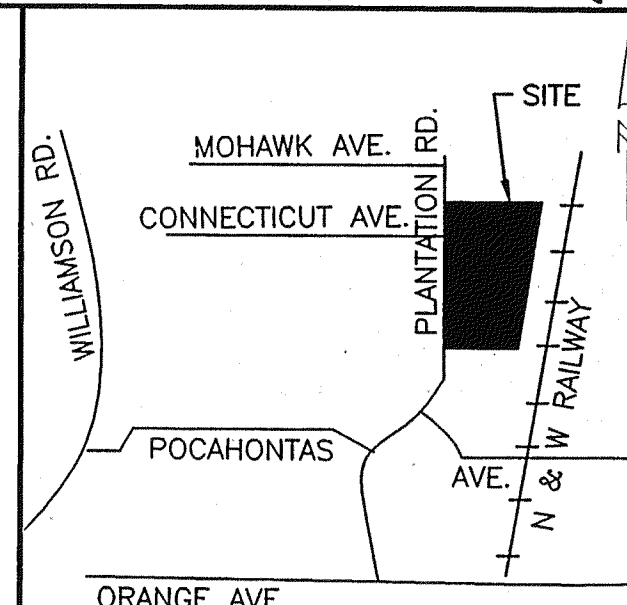
1. OWNER OF RECORD: JOHN R. NEWBILL TRUST
2. LEGAL REFERENCES: INSTRUMENT #970020675 (PARCEL B1)  
INSTRUMENT #010009556
3. ORIGINAL TAX MAP NUMBERS: 3041201(PARCEL B1) & 3041208
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTIES ARE CURRENTLY ZONED: HM
6. UNDERGROUND UTILITY SERVICE LINES.

THIS ORIGINAL PLAT  
HAS NOT BEEN REDUCED.

M.B. 1, PG. 2364

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	80.39'	383.00'	40.34	N06°05'48"E	80.25'	12°01'36"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°55'00"W	40.00'



VICINITY MAP  
NO SCALE

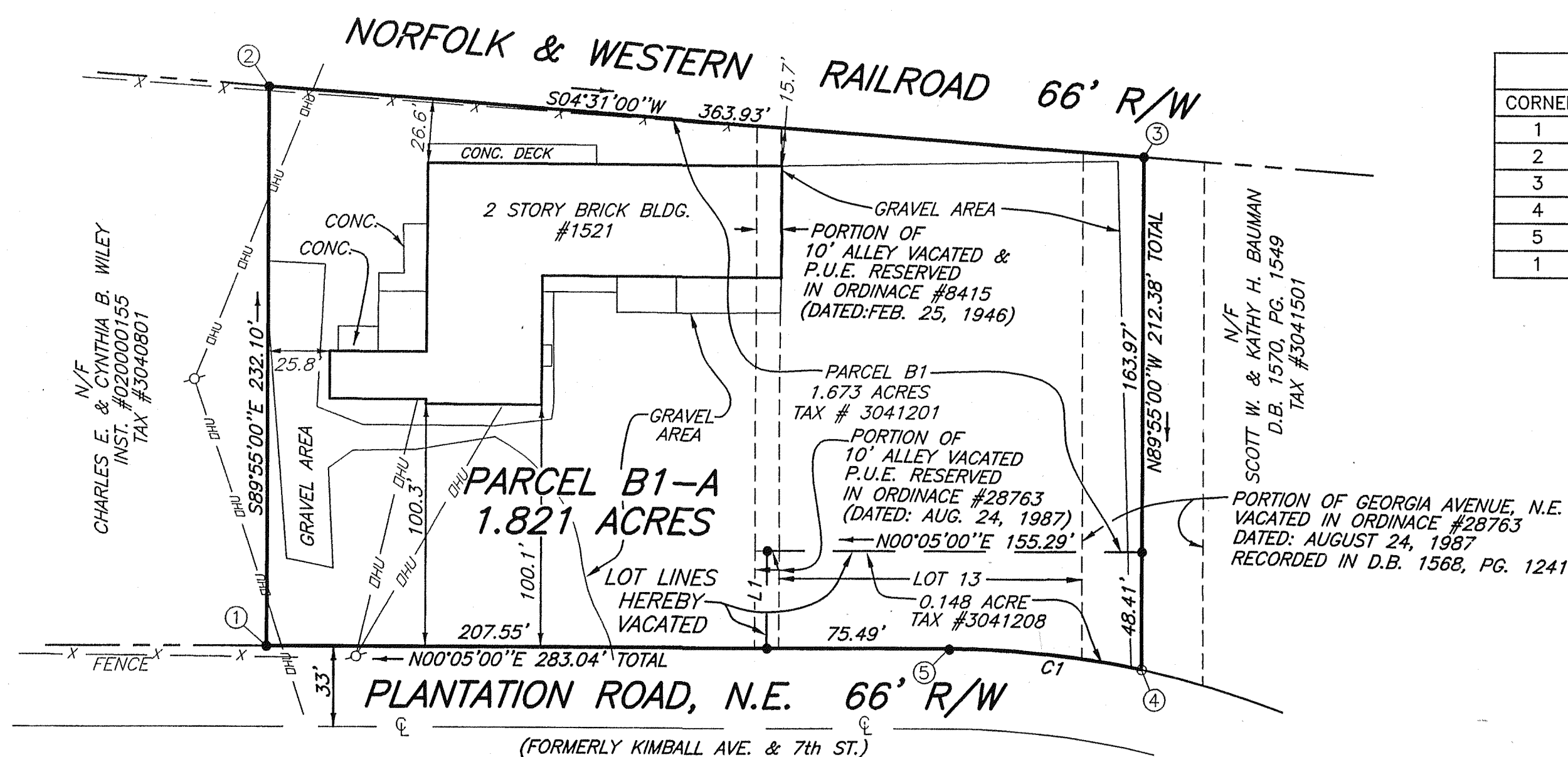
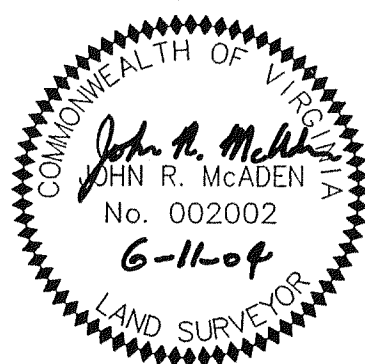
## LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	5262.4158	5890.0217
2	5262.0782	6122.1225
3	4899.2750	6093.4631
4	4899.5839	5881.0874
5	4979.3761	5889.6101
1	5262.4158	5890.0217

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

John R. McAden  
JOHN R. McADEN 002002



APPROVED:  
John G. B... 8/24/04  
CITY ENGINEER, CITY OF ROANOKE

R. Brian Townsend  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

8-24-04  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:00 O'CLOCK P.M. ON THIS 24 DAY OF August, 2004, IN MAP BOOK 1, PAGE 2784.

TESTE: Brenda S. Hamilton  
CLERK

Deborah Colledge  
DEPUTY CLERK

## GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0046 D (EFFECTIVE DATE: OCT. 15, 1993)

COMBINATION PLAT FOR  
JOHN R. NEWBILL TRUST  
BEING THE COMBINATION OF  
PARCEL B1 (1.673 ACRES)  
AS SHOWN ON  
REVISED PLAT OF RE-SUBDIVISION FOR  
PROPERTY OWNED BY  
JOHN R. NEWBILL  
MAP BOOK 1, PAGE 2364  
AND  
0.148 ACRE BEING  
LOT 13, BLOCK 24, MAP OF DEANWOOD TERRACE,  
PART OF A VACATED ALLEY AND  
A PORTION OF VACATED GEORGIA AVENUE, N.E.

CREATING HEREON  
PARCEL B1-A (1.821 ACRES)  
SITUATED ON PLANTATION ROAD, N.E.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED JUNE 11, 2004  
JOB #R0410259.00  
SCALE: 1"=50'  
SHEET 1 OF 1

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

