

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT R. F. CONSTRUCTION, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #040016300.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

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

R. F. CONSTRUCTION, INC.
Roger L. Hinchum Jr.
 (OWNER)

STATE OF VIRGINIA
 COMMONWEALTH AT LARGE

I, *BJ Proomen*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Roger L. Hinchum Jr.*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS *15th* DAY OF *October*, 2004.

BJ Proomen - Commissioned as BJ Vaughn
 MY COMMISSION EXPIRES *May 31 2005*

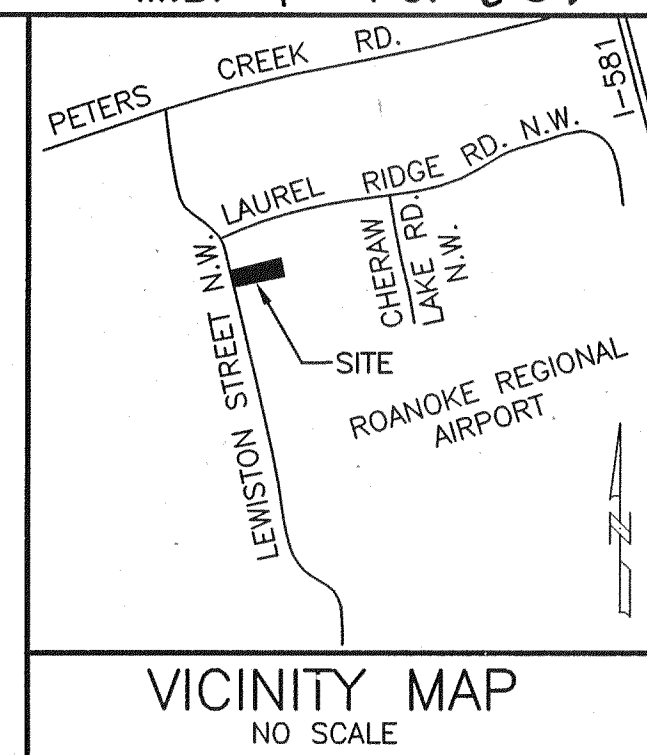
LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°10'00"W	14.00'

N/F
 R. F. CONSTRUCTION, INC.
 TAX #6421127
 INST. #040016300

NOTES:

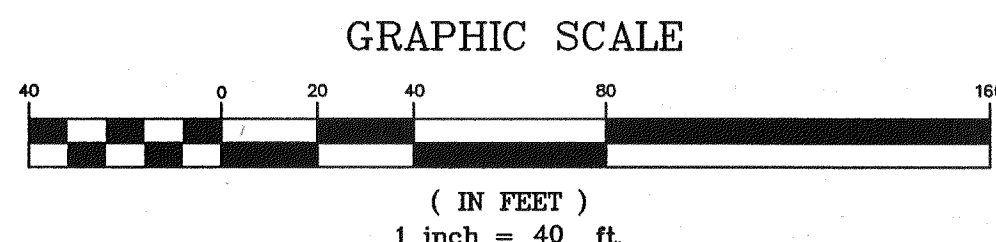
1. OWNER OF RECORD: R. F. CONSTRUCTION, INC.
 INSTRUMENT #040016300
 TAX NUMBERS: 6421125, AND 6421126
2. PROPERTIES ARE CURRENTLY ZONED: RS-1
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. UNDERGROUND UTILITY SERVICE LINES.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.



LEGEND	
●	- IRON PIN FOUND
○	- IRON PIN SET

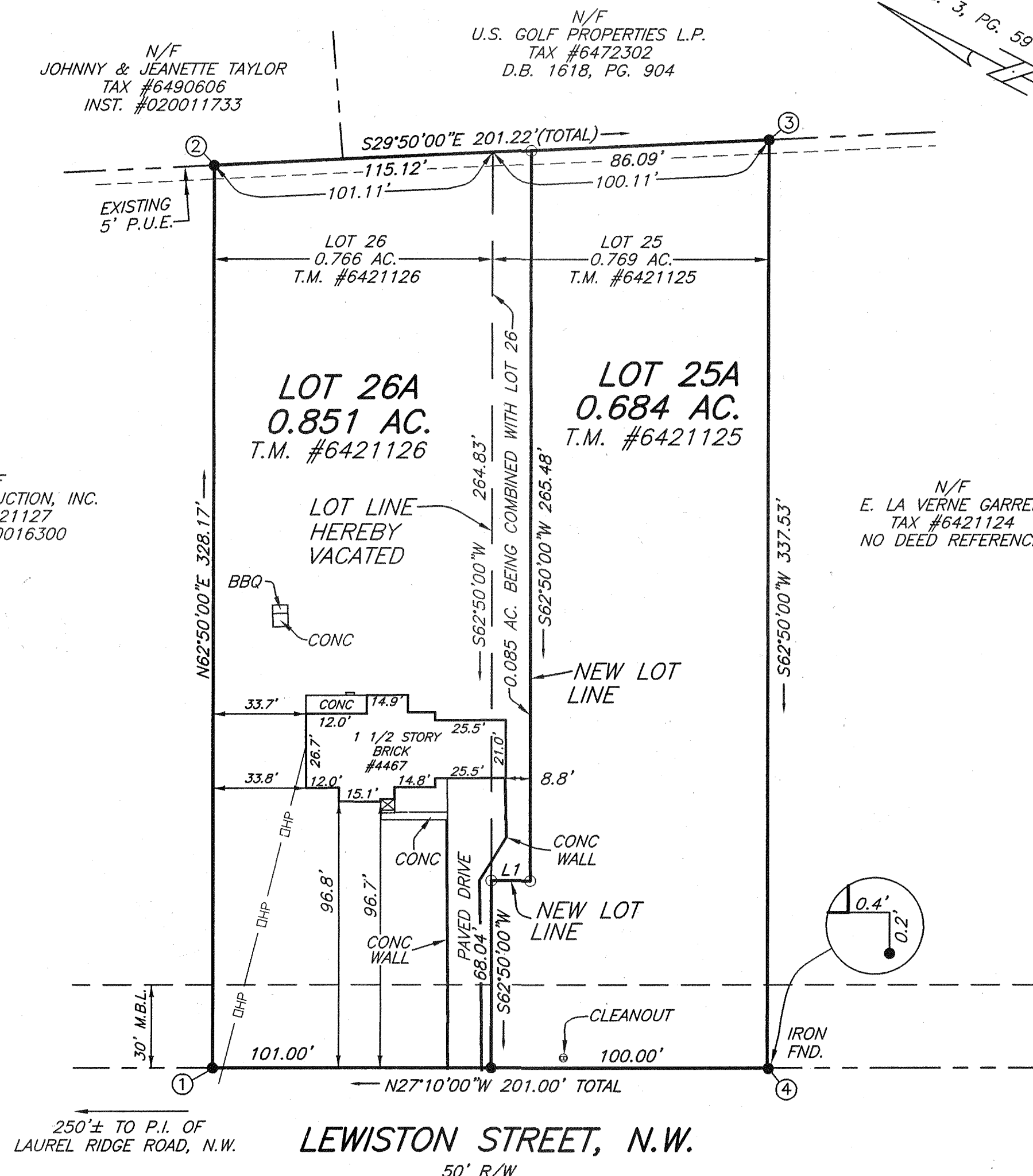
COORDINATE LIST		
CORNER	NORTHING	EASTING
1	303.7632	395.8800
2	453.5986	687.8458
3	279.0468	787.9474
4	124.9371	487.6526
1	303.7632	395.8800



APPROVED: *Philip S. Allen*
 CITY ENGINEER, CITY OF ROANOKE
 DATE *10-18-04*
H. Brian Townsend
 AGENT, CITY OF ROANOKE PLANNING COMMISSION
 DATE *10-18-04*

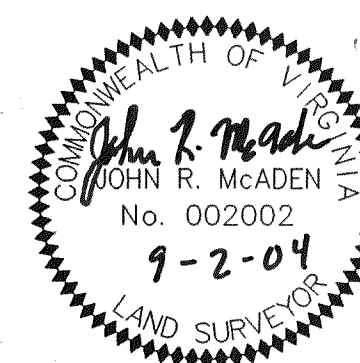
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT *8:42* O'CLOCK A.M. ON THIS *19* DAY OF *October*, 2004, IN MAP BOOK *1*, PAGE *281*.

TESTE: *Brenda S. Hamilton*
 CLERK
Brenda S. Hamilton
 DEPUTY CLERK



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



LOT LINE ADJUSTMENT PLAT FOR
 R. F. CONSTRUCTION, INC.
 BEING THE RESUBDIVISION OF
 LOT 25(0.769 ACRE) & LOT 26(0.766 ACRE)
 SOUTHVIEW ADDITION
 PLAT BOOK 3, PAGE 59 (RKE. CO.)
 CREATING HEREON
 LOT 25A (0.684 ACRE) &
 LOT 26A (0.851 ACRE)
 SITUATED ON LEWISTON STREET, N.W.
 CITY OF ROANOKE, VIRGINIA
 SURVEYED SEPTEMBER 2, 2004
 JOB #R0410445.00
 SCALE: 1"= 40' SHEET 1 OF 1

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



THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE MAP #51161C0024 D (EFFECTIVE DATE: OCT. 15, 1993)