

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ELLA V. JONES IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1, INCLUSIVE, WHICH COMPRISES OF ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM ELLA V. JONES AND PEGGY M. HARRIS DATED OCTOBER 9, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #030021317.

THE SAID OWNER CERTIFIES THAT SHE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE, VIRGINIA LAND SUBDIVISION ORDINANCES, AS AMENDED; ENTIRELY WITH HER 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.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY THOSE AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON October 18th DAY OF October 2004.

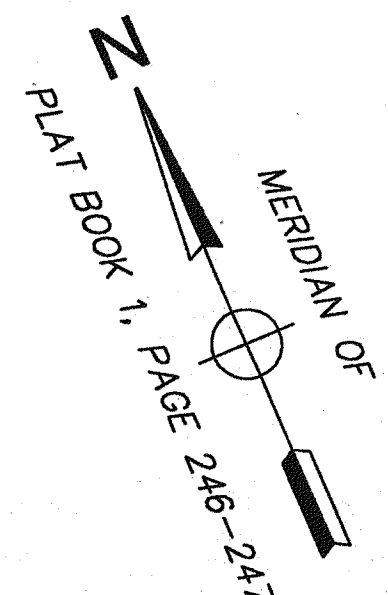
BY: ELLA V. JONES
ELLA V. JONES

STATE OF Virginia
City of Roanoke

I, Sonia Taylor, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Roanoke AND STATE DO HEREBY CERTIFY THAT ELLA V. JONES, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED October 18, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City of Roanoke AND STATE AND ACKNOWLEDGED THE SAME ON October 18, 2004.

MY COMMISSION EXPIRES December 13, 2006

Sonia Taylor
NOTARY PUBLIC

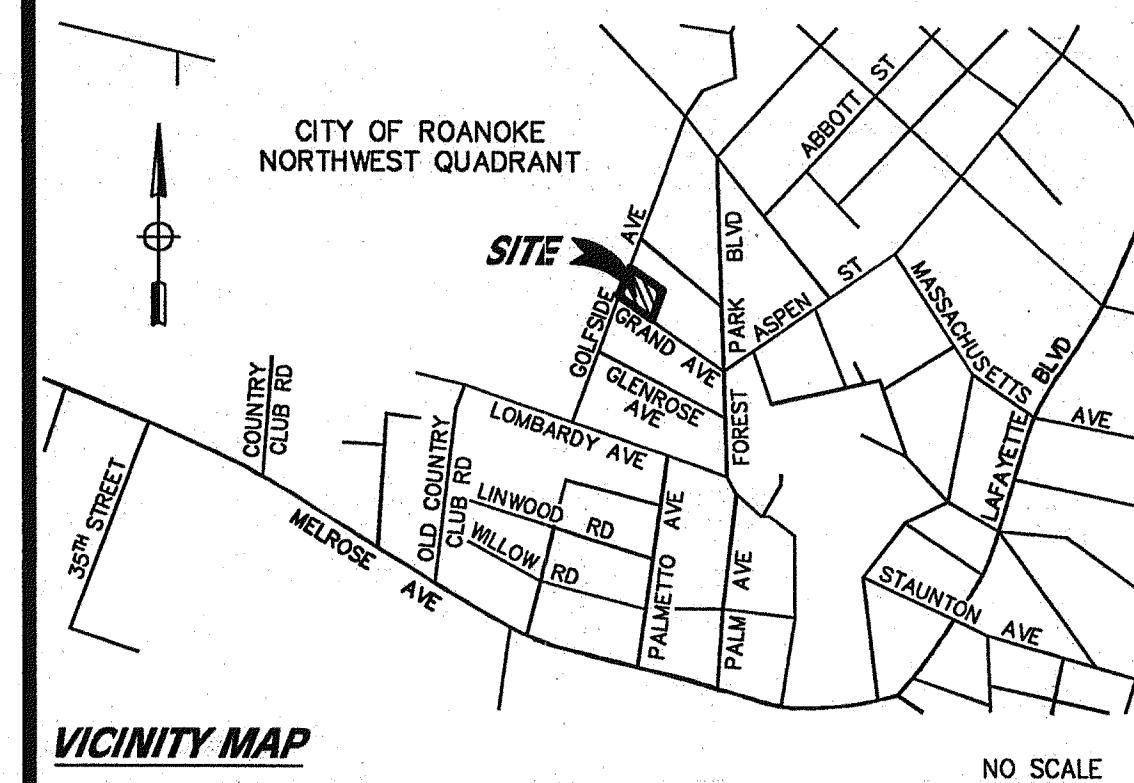


LEGEND

AC. ACRES
D.B. DEED BOOK
M.B. PLAT BOOK
PG. PAGE
I.P.F. IRON PIN FOUND
R/W RIGHT-OF-WAY
INST. INSTRUMENT
σ UTILITY POLE
OVERHEAD UTILITIES

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NO. 510130 0042 D, MAP NO. 51161C0042 D, EFFECTIVE OCTOBER 15, 1993
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
5. LEGAL REFERENCES: INSTRUMENT #030021317; PLAT BOOK 1, PAGE 246-247 (ROANOKE COUNTY)
6. THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, 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 CIRCUIT COURT OF THE CITY OF ROANOKE.



CURVE DATA:

C-1:
ARC = 42.08'
DELTA = 77°46'00"
RADIUS = 31.00'
TANGENT = 25.00'
CHORD = N15°34'00"W 38.92'

BOUNDARY COORDINATES

ORIGIN ASSUMED		
CORNER#	NORTHING	EASTING
1	6378.2219	8401.2886
2	6248.8088	8563.6921
3	6112.9141	8505.1198
4	6217.5795	8358.6547
5	6255.0732	8348.2099
1	6378.2219	8401.2886
TOTAL AREA 0.703 AC. (30,641 S.F.)		

APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Philip C. Scrim
CITY ENGINEER, ROANOKE, VIRGINIA

10-18-04
DATE
10-18-04
DATE

PLAT SHOWING THE COMBINATION OF
LOTS 14, 15, 16 & 17,
BLOCK 9, REVISED MAP OF
FOREST PARK CORPORATION
(PLAT BOOK 1, PAGES 246-247)
(ROANOKE COUNTY)
CREATING HEREON
LOT 14A (0.703 AC.)
THE PROPERTY OF
ELLA V. JONES

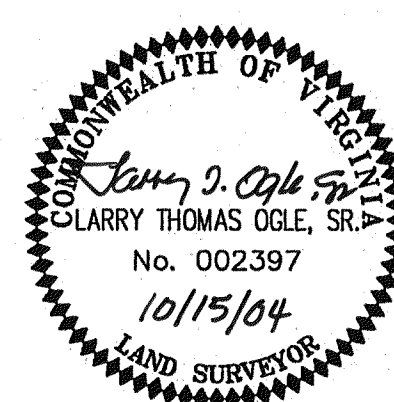
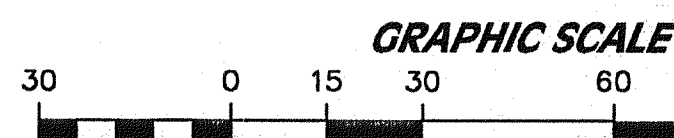
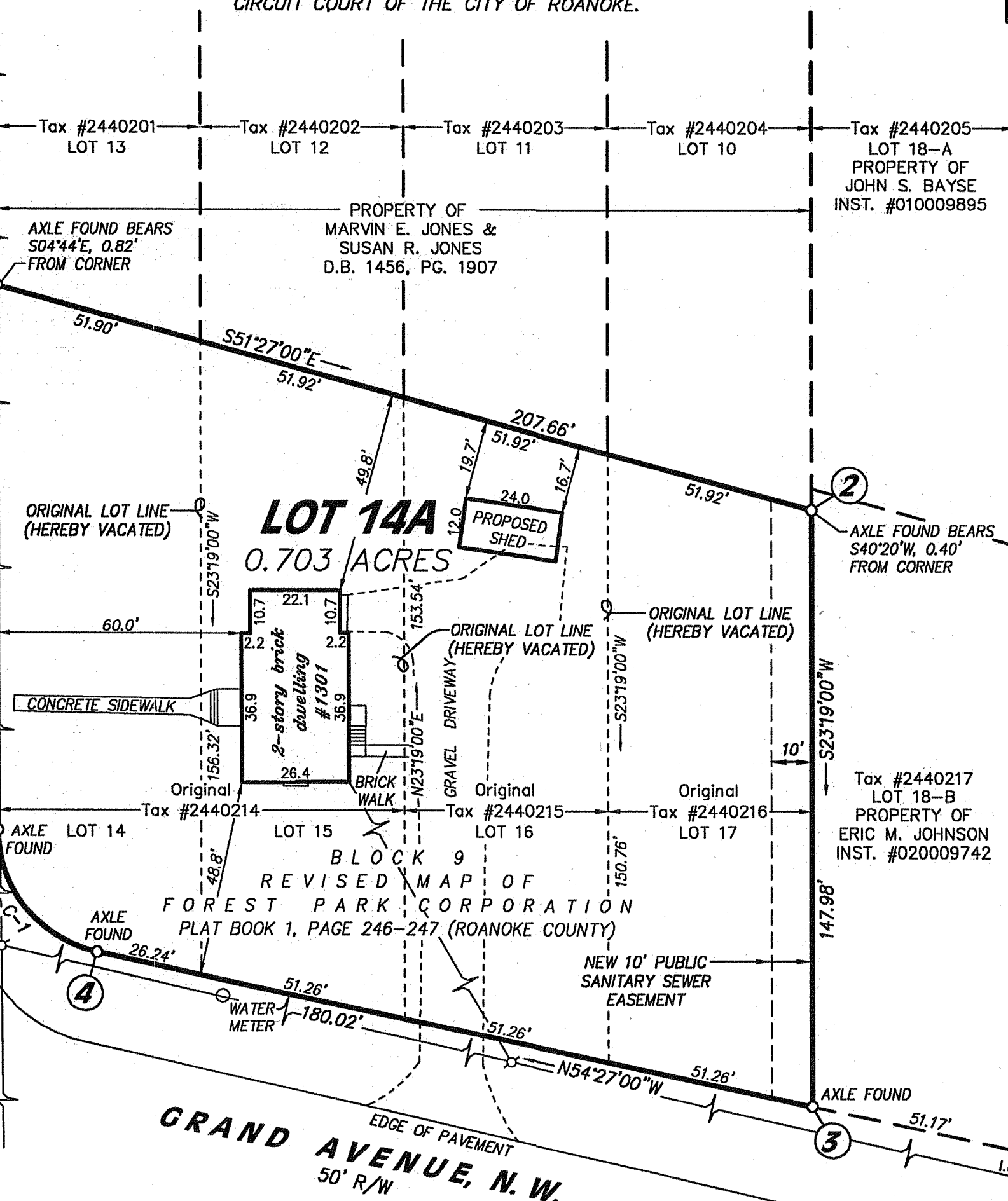
SITUATED AT THE INTERSECTION OF GRAND AVENUE, N.W. AND GOLFSIDE AVENUE, N.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED SEPTEMBER 21, 2004
SCALE: 1" = 30'

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON October 20th 2004 AT 12:20 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON, CLERK

Brenda S. Hamilton
DEPUTY CLERK



REVISIONS

LARRY T. OGLE, L.S., L.C.
LAND SURVEYOR

SHEET
1
CF 1