

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5181.49116	4007.25791
2	5322.37609	3933.55285
3	5414.15974	4108.99447
4	5273.27481	4182.69953
1	5181.49116	4007.25791
AREA = 0.723 ACRES		

LEGEND	
EX.	EXISTING
I.P.	IRON PIN
AC.	ACRES
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
INST.	INSTRUMENT
OE&CATV	OVERHEAD ELECTRIC & CABLE TELEVISION
ORIG.	ORIGINAL
SQ. FT.	SQUARE FEET

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RRH RENTAL PROPERTIES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 15, 2004 FROM HRE, INC., RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT # 040011841, WHICH LAND IS SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST TO ELLIS L. GUTSHALL AND J. RANDY WOODSON, TRUSTEES, SECURING VALLEY BANK, BENEFICIARY, DATED JULY 16, 2004, RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 040011842.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND AS SHOWN HEREON, ENTIRELY WITHIN ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES, BY THE VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE CITY OF ROANOKE FOR PUBLIC USE, ALL THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN, UNLESS OTHERWISE NOTED.

IN WITNESS ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 17 DAY OF December, 2004.

RRH RENTAL PROPERTIES, LLC

BY: Ralph R. Hodges
RALPH R. HODGES, MANAGING MEMBER

VALLEY BANK, BENEFICIARY

BY: Ellis L. Gutshall
ELLIS L. GUTSHALL, PRESIDENT

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT RALPH R. HODGES, MANAGING MEMBER WITH RRH RENTAL PROPERTIES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 14, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 17, 2004.

MY COMMISSION EXPIRES MAY 31, 2006

Larry T. Ogle, Jr.
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

I, Alberta B. Richards, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT ELLIS L. GUTSHALL, SECURING VALLEY BANK, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 14, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 17, 2004.

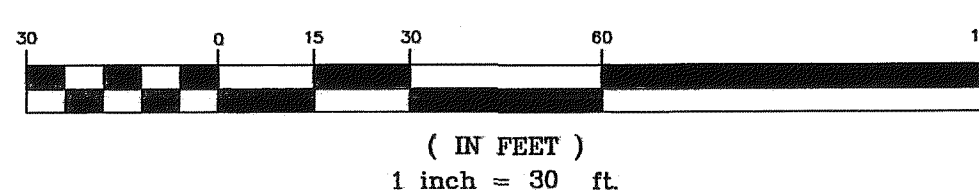
MY COMMISSION EXPIRES June 30, 2008

Alberta B. Richards
NOTARY PUBLIC

NOTES:

1. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED 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 AND NOT SHOWN HEREON.
3. ALL IRON PINS HAVE BEEN SET, UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS PLAT IS A COMBINATION OF ORIGINAL CITY OF ROANOKE TAX PARCEL NUMBERS 3320104, 3320107 AND 3320108.
6. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
7. 10' PUBLIC UTILITY EASEMENT FOR USE BY ELECTRICAL, TELEPHONE, COMMUNICATION, GAS, AND CABLE TELEVISION SERVICE PROVIDERS AND IS NOT INTENDED TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC WATER AND SEWER LINES.
8. PROPERTY SHOWN HEREON IS SUBJECT TO SPECIAL CONDITIONS AS SET FORTH BY ORDERS OF THE BOARD OF ZONING APPEALS, APPEAL NO.(S) 26-04S-A AND 27-04V-A, EACH DATED JULY 13, 2004. ALLOWING AN ACCESSORY STRUCTURE (DUMPSTER) TO BE LOCATED CLOSER TO A PUBLIC STREET THAN MAIN BUILDING, AT THIS LOCATION AND TO PROVIDE FOR REDEVELOPMENT OF PROPERTY NOW DEVELOPED AS DUPLEXES, INTO A TOWNHOUSE DEVELOPMENT BY CONSTRUCTING TWO TOWNHOUSE UNITS BETWEEN EXISTING STRUCTURES, RESPECTIVELY.

GRAPHIC SCALE



APPROVED:

R. Brian Townsend 12-20-04
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Theresa C. Curran 12-20-04
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Dec 21, 2004, AT 2:20 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

Kathy Goldaday
DEPUTY CLERK

PLAT SHOWING
COMBINATION OF ORIGINAL
LOT 4A (0.241 AC.), LOT 4B (0.241 AC.)
AND LOT 4C (0.241 AC.), BLOCK 14
"IDLEWILD PARK" (P.B. 1, PG. 258)
CREATING

LOT 4A-1 (0.723 AC.)

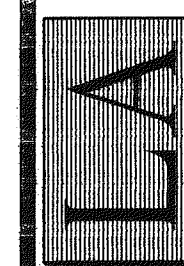
PROPERTY OF
RRH RENTAL PROPERTIES, LLC
SITUATED ALONG BELLE AVENUE, N.E.
ROANOKE CITY, VIRGINIA

0673

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E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: DECEMBER 14, 2004
SCALE: 1" = 30'
COMM. NO.: 04-159
CADD FILE: F:\2004\04159\SUR\04159RPT.DWG
SHEET 1 OF 1