

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT Linda G. McMillan, BY WILL BOOK 000002330
IS THE FEE SIMPLE OWNER OF LOTS 1 AND 17 SHOWN HEREON BOUNDED BY OUTSIDE
CORNERS 1 THRU 5 TO 1 (LOT 1) AND CORNERS 6 THRU 10 TO 6 (LOT 17), INCLUSIVE.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN
HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240
THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE
SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS,

Linda G. McMillan 1-23-03
DATE: 1-23-03
Patricia B. Richards 1-23-03
DATE: 1-23-03

CITY OF ROANOKE
STATE OF VIRGINIA

I, Patricia B. Richards, NOTARY PUBLIC IN AND FOR THE
AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Linda G. McMillan

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 1-23-2003
2003, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND
ACKNOWLEDGED THE SAME ON THIS 23 DAY OF January 2003.

MY COMMISSION EXPIRES 1-23-2006

NOTARY PUBLIC: Patricia B. Richards

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE
VIRGINIA THIS MAP PRESENTED ON THIS 23rd DAY OF January 2003 AND
WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED,
ADMITTED TO RECORD 11:56 O'CLOCK A.M.

TESTE: *[Signature]*
Deputy Clerk

APPROVED:

[Signature] 1/23/03
AGENT ROANOKE CITY PLANNING COMMISSION: DATE:

[Signature] 1-23-03
CITY ENGINEER, ROANOKE, VIRGINIA DATE:

NOTES:

THIS SURVEY PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL
ENCUMBRANCES UPON THE PROPERTY.

FLOODNOTE:

CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
AREA IS DESIGNATED AS FLOOD ZONE "X". ACCORDING TO FEMA MAP
PANEL #51161C0023D. (DATED OCT. 15, 1993) THIS DETERMINATION IS BASED ON FEMA
FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD
ELEVATIONS.

THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE
DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

CURVE TABLE:

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	25.00'	23.79'	38.03'	87°09'19"	34.47'	N 74°40'00"E
C-14	55.00'	28.31'	52.29'	54°28'29"	50.34'	N 80°48'41"W

M.B. 1 PG. 2546

THIS IS AN ORIGINAL PLAT AND
HAS NOT BEEN REDUCED.

LEGEND:

- IP FOUND
- IP SET

COORDINATE TABLE: LOT 1 (TAX # 6150306)

POINT	NORTHING	EASTING
1	5228.685	4104.261
2	5183.870	4199.308
3	5069.342	4137.783
4	5097.174	4085.972
5	5126.320	4073.838
1	5228.685	4104.261

COORDINATE TABLE: LOT 17 (TAX # 6150325)

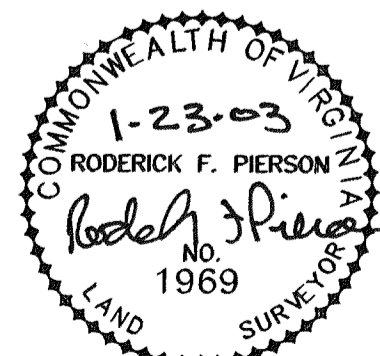
POINT	NORTHING	EASTING
6	5034.818	4046.187
7	5043.932	4079.427
8	5014.289	4134.609
9	4906.235	4076.564
10	4950.111	3995.110
6	5034.818	4046.187

IRON PINS TO BE SET
AT ALL PROPERTY CORNERS.

Legal Reference:

Subject Property: Tax# 6150307
Owner: Viola C. Kessler
D.B. 904, Pg. 29 (Rnke. Co.)

I, hereby certify that this survey to the
best of my knowledge and belief, is correct
and complies with the minimum standards and
procedures established by the Virginia
State Board of Architects, Professional
Engineers, Land Surveyors and Certified
Landscape Architects.



Roderick F. Pierson
RODERICK F. PIERSON, LLS 1969

SCALE 1" = 60'
0 60 120'

A PLAT OF MAP AMENDMENT
SHOWING LOTS 1 AND 17
AS SHOWN ON PLAT TITLED
"KESSLER ESTATES"

RECORDED IN MAP BOOK 1, PAGE 2415 & 2416
REVISING THE MINIMUM BUILDING LINE
TO ALLOW DEVELOPMENT AS SET FORTH
IN THE CITY OF ROANOKE ZONING ORDINANCE.
AND TO FURTHER REMOVE THE REQUIRED SET BACK
AS SET FORTH ON ABOVE REFERENCED PLAT.

CITY OF ROANOKE
JANUARY 22, 2003
SHEET 1 OF 1

PIERSON ENGINEERING & SURVEYING
1332 ROANOKE ROAD
P.O. BOX 311
DALEVILLE, VA 24083
540.966.3027