

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WINTER PROPERTIES PARTNERSHIP, L.L.P. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 030007799.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF 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 OWNERS 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 ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS A PUBLIC SANITARY SEWER EASEMENT.

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

WINTER PROPERTIES PARTNERSHIP, L.L.P.

BY: [Signature]

ITS: Managing Partner

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Bl. Vaughn, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Scott W. Winter, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 13th DAY OF November, 2003.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31 2003

APPROVED: [Signature]

ENGINEER, CITY OF ROANOKE

11-13-03

DATE

R. Brian Townsend  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

11-13-03

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 2:22 O'CLOCK P.M. ON THIS 13th DAY OF November, 2003, IN MAP BOOK 1, PAGE 2656 & 2657

TESTE: Arthur B. Crush III

CLERK

[Signature]  
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

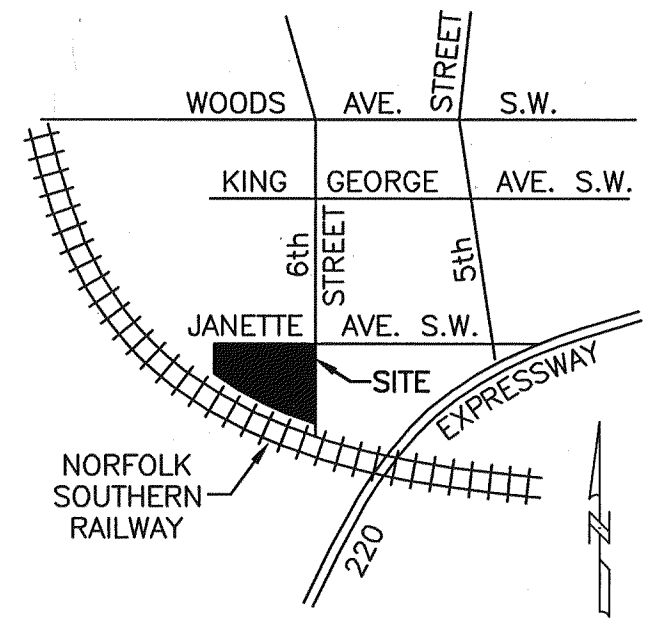


THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED & IN ZONE AE. SEE MAP #51161C0044 D (EFFECTIVE DATE: OCT. 15, 1993)

THIS ORIGINAL PLAT  
HAS NOT BEEN REDUCED.

#### NOTES:

1. OWNER OF RECORD: WINTER PROPERTIES PARTNERSHIP, L.L.P.
2. LEGAL REFERENCE: INSTRUMENT #030007799
3. ORIGINAL TAX MAP NUMBERS: 1140129, 1140130 & 1140131
4. NO TITLE REPORT FURNISHED. 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. PROPERTY IS CURRENTLY ZONED: RM2
6. UNDERGROUND UTILITY SERVICE LINES.
7. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
8. ACCORDING TO THE A SURVEY PLAT BY DAVID A. BESS, L.L.C. ENTITLED "PLAT OF SUBDIVISION MADE FOR DREW DEVELOPERS, INC." DATED JULY 25, 2002 RECORDED IN THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGE 2495, THE BOUNDARY LINES SHOWN ALONG THE NORFOLK SOUTHERN RAILWAY PROPERTY SHOULD BE CONSIDERED APPROXIMATE DUE TO INSUFFICIENT CURVE INFORMATION PROVIDED IN INSTRUMENT #010006720.
9. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
10. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF LOT 1A, COMMON AREA AS SHOWN ON THIS PLAT.



VICINITY MAP  
NO SCALE

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	5583.8375	5689.3742
2	5395.5373	5685.0463
3	5527.9091	5488.0367
4	5588.4331	5489.4278
1	5583.8375	5689.3742

PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY  
WINTER PROPERTIES PARTNERSHIP, L.L.P.  
RECORDED IN INSTRUMENT #030007799  
TO BE KNOWN AS

#### JANETTE AVENUE TOWNHOMES

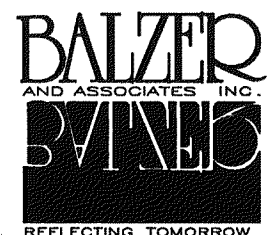
CREATING HEREON

LOTS 1 THRU 6,  
LOT 1A (0.440 ACRES) COMMON AREA,  
PRIVATE LANDSCAPE EASEMENTS &  
A PRIVATE CROSS ACCESS EASEMENT  
FOR THE BENEFIT OF LOTS 1 THRU 6

SITUATED AT THE SOUTHWESTERLY  
INTERSECTION OF  
JANETTE AVENUE, S.W. & 6th STREET, S.W.  
CITY OF ROANOKE, VIRGINIA

AUGUST 26, 2003  
JOB #R0300093.01  
SCALE: 1"=20'  
SHEET 1 OF 2

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



• PLANNERS • ARCHITECTS  
• ENGINEERS • SURVEYORS