

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT R.F. CONSTRUCTION, LLC, IS THE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA. THE AFOREMENTIONED DEED BEARS THE INSTRUMENT NUMBER 030025269.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2204 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

Roger L. Flinchum JR 12/21/04
ROGER FLINCHUM, JR. AGENT DATE

STATE OF Virginia
County of Roanoke TO WIT:

I, Lonetta W. Kaffer, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT ROGER FLINCHUM HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 21 DAY OF December, 2004.

Lonetta W. Kaffer April 30, 2008
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES:

- LEGAL REFERENCE: INSTRUMENT NUMBER 030025269
TAX MAP NO. 2090315 & 2090316
CURRENT OWNERS: R.F. CONSTRUCTION, LLC.
ZONED RM-1
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE 'X' AS DESIGNATED BY FEMA PANNEL 51161C0024 D BEARING AND EFFECTIVE DATE OF OCTOBER 15, 1993.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION 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.
- UNLESS NOTED OTHERWISE ALL CORNERS ARE SET IRON PINS.
- SEE CURRENT ZONING ORDINANCE FOR SETBACKS AND SIDEYARD RESTRICTIONS.

APPROVED:

Don G. Bruce
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA
R. Brian Townsend
AGENT CITY OF ROANOKE PLANNING COMMISSION

12/28/04
DATE
12-28-04
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:48 O'CLOCK P.M. ON THIS 29TH DAY OF December, 2004.

TESTE: BRENDA S. HAMILTON, CLERK

BY: David A. Bess
DEPUTY CLERK

ACS
DESIGN
Engineering-Planning-Surveying
Construction Management

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N.B. #129 D-04033

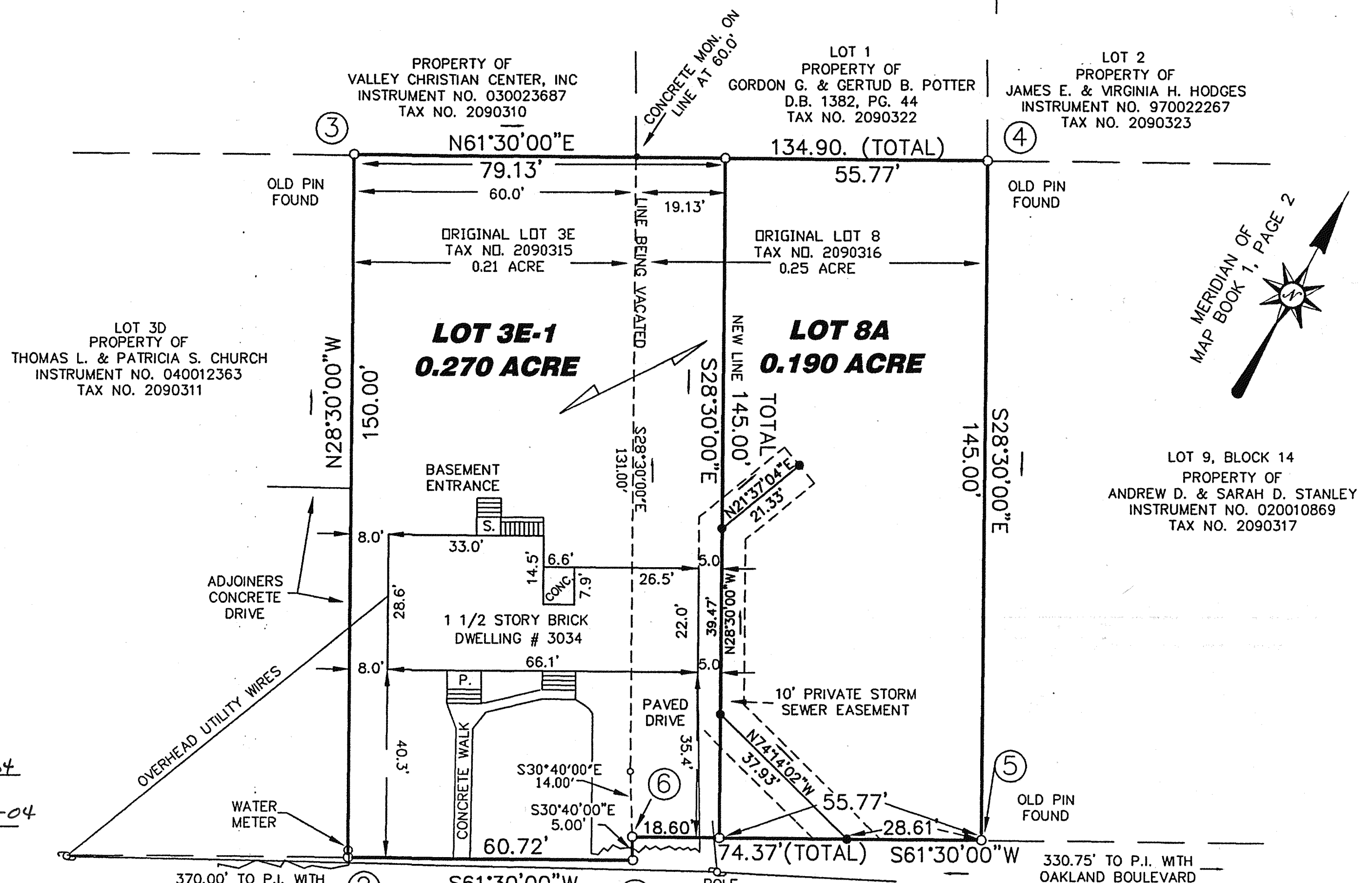
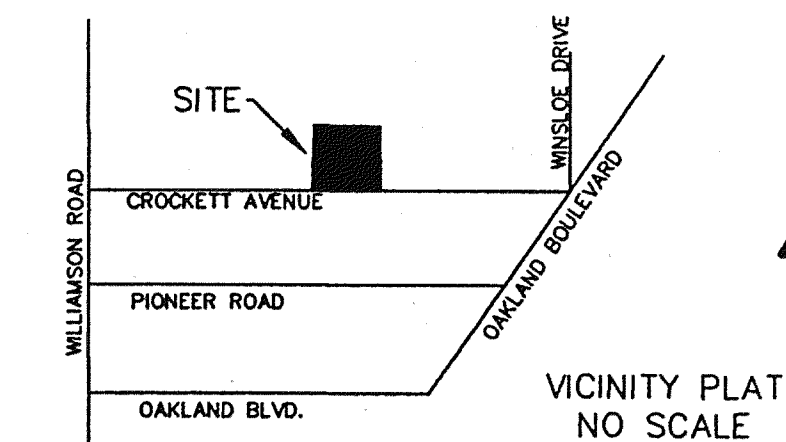
GRAPHIC SCALE



COORDINATE TABLE

(ORIGIN ASSUMED)

NO.	NORTHING	EASTING
1	4960.2103	4937.1951
2	4931.2372	4883.8334
3	5063.0598	4812.2596
4	5127.4285	4930.8120
5	4999.9905	5000.0052
6	4964.5140	4934.6428
1	4960.2103	4937.1951

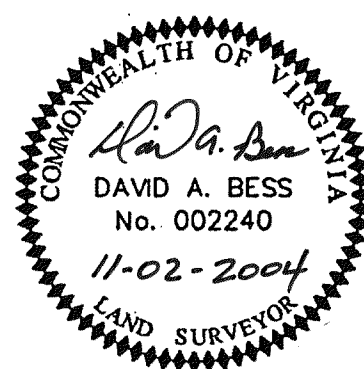


CROCKETT AVENUE, N.W.
R/W VARIES

PLAT OF SUBDIVISION & COMBINATION FOR
R.F. CONSTRUCTION, LLC

SHOWING THE SUBDIVISION OF LOT 3E, BLOCK 3,
C.C. JACOB PLAT & LOT 8, BLOCK 14,
SECTION 5, WILLIAM FLEMING COURT
CREATING HEREON LOT 3E-1 (0.270 ACRES) & LOT 8A (0.190 ACRES)
SITUATE ON CROCKETT AVENUE, N.W.

CITY OF ROANOKE, VIRGINIA
DATE: NOVEMBER 2, 2004
SCALE: 1" = 20'



THIS PLAT IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF

David A. Bess
DAVID A. BESS, L.S.

0663

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