

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT VICKY L. COX IS THE FEE SIMPLE OWNER OF LOT 6B~1 SHOWN HEREON BOUNDED AS 2 THRU 5 TO A THRU D TO 2 INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA BY INSTRUMENT# 010019314.

THAT ROBERT E. JOHNSON IS THE FEE SIMPLE OWNER OF LOT 6A~1 SHOWN HEREON BOUNDED AS 1 TO 2 TO D THRU A TO 5 TO 6 TO 1 INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA BY INSTRUMENT# 020001091.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED AND COMBINED 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 SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE VA WESTERN WATER AUTHORITY THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNERS

Vicky L. Cox 1/8/2005
VICKY L. COX DATE

Robert E. Johnson 1/8/05
ROBERT E. JOHNSON DATE

STATE OF VIRGINIA

County OF Batavia TO WIT:

I Christopher Neil McMurry A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
VICKY L. COX WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED
THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF
January 2005.

MY COMMISSION EXPIRES:

1-31-2007

Christopher Neil McMurry
NOTARY PUBLIC

STATE OF VIRGINIA

County OF Batavia TO WIT:

I Christopher Neil McMurry A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
ROBERT E. JOHNSON WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED
THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF
January 2005.

MY COMMISSION EXPIRES:

1-31-2007

Christopher Neil McMurry
NOTARY PUBLIC

NOTES:

PLAT BASED ON MONUMENTS FOUND AS SHOWN HEREON OF
FIELD MEASUREMENTS DATED AUGUST 2002 (MB 1 PG 2517)
AND RECORDS (DB 874 PG 487).

THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE
ZONE X AS DESIGNATED BY FEMA PANEL# 51161C0044D BEARING
AND EFFECTIVE OCTOBER 15, 1993.

THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A
TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY
NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON
THE PROPERTY.

E TO F NEW DIVISION LINE

LINE F TO 5 HEREBY VACATED.

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 COURT OF THE CITY OF ROANOKE, VIRGINIA.

APPROVED:

H. Brian Townsend 1-11-05
AGENT-CITY OF ROANOKE
PLANNING COMMISSION DATE

Thompson 1-11-05
CITY ENGINEER DATE
CITY OF ROANOKE, VA.

| LINE | BEARING | DISTANCE |
|------|----------------|----------|
| A~B | S 64°28' 00" W | 9.08' |
| C~D | N 64°28' 00" E | 9.08' |
| D~2 | N 25°34' 00" W | 34.99' |

I HEREBY CERTIFY THAT THIS PLAT
OF SURVEY TO THE BEST OF MY BELIEF
AND KNOWLEDGE IS CORRECT.

Christopher Neil McMurry 1-8-2005
CHRISTOPHER NEIL MCMURRY, LS DATE
NO: 2209

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE
VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF
ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT
12:55 O'CLOCK P.M. ON THIS 11th DAY OF
January 2005.

TESTE: Brenda S. Hamilton
BRENDA S. HAMILTON, CLERK

MAP BOOK 1 PG 2836

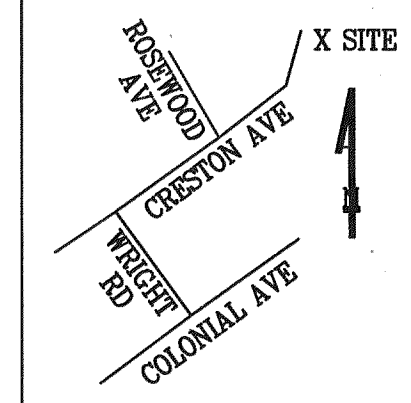
LEGEND:

- IRON FOUND
- 2562 ADDRESS#
- SSE SANTARY SEWER EASEMENT

ACREAGE TABLE

| |
|-------------------------------|
| LOT 6B~1 |
| 0.492 ACRES EXISTING LOT 6B~1 |
| +0.043 ACRES FROM LOT 6A~1 |
| 0.535 ACRES TOTAL LOT 6B~2 |
| LOT 6A~1 |
| 0.355 ACRES EXISTING LOT 6A~1 |
| -0.043 ACRES TO LOT 6B~1 |
| 0.312 ACRES TOTAL LOT 6A~2 |

LOCATION MAP (NO SCALE)



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED

| POINT | NORTHING | EASTING |
|-------|-----------|-----------|
| 1 | 5000.0000 | 5000.0000 |
| 2 | 5026.9726 | 5056.3802 |
| 3 | 5059.3396 | 5124.0365 |
| 4 | 4800.6605 | 5247.7898 |
| 5 | 4786.3797 | 5171.4809 |
| 6 | 4774.4791 | 5107.8903 |
| 1 | 5000.0000 | 5000.0000 |
| A | 4926.7238 | 5104.3397 |
| B | 4922.8052 | 5096.1488 |
| C | 4991.4868 | 5063.2912 |
| D | 4995.4054 | 5071.4821 |
| E | 4801.2645 | 5095.0760 |
| F | 4813.1651 | 5158.6667 |

PLAT FROM RECORDS FOR
ROBERT E. JOHNSON & VICKY COX
SUBDIVIDING LOT 6B~1 (0.492AC)
AND LOT 6A~1 (0.355AC)
BLOCK 24, MB 1 PG 2517, GRANDIN COURT ANNEX
HEREBY CREATING LOT 6B~2 (0.535AC) & LOT 6A~2 (0.312AC)
SITUATED ON CRESTON AVENUE
CITY OF ROANOKE, VIRGINIA
MCMURRY SURVEYORS, INC.
DALEVILLE, VIRGINIA 24083~0250
SCALE 1" = 40' OCTOBER 7, 2004
REV: JANUARY 6, 2005
J05JO.GCD