

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HARDMAN HOMES & CONSULTING, LLC, IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 4 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 030011888.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THE PLAT DEDICATED TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

Greg Hardman
HARDMAN HOMES & CONSULTING, LLC
GREG HARDMAN, PRESIDENT

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

I, *Candace Martin*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT *Greg Hardman*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS *5th* DAY OF *May*, 2004.

Candace R. Martin
NOTARY PUBLIC MY COMMISSION EXPIRES *11/30/08*

Philip C. Swinson 5-05-05
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

R. Brian Townsend 5-05-05
AGENT FOR THE CITY OF ROANOKE, VIRGINIA PLANNING COMMISSION DATE

CLERK'S STATEMENT:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGMENT THERE TO ANNEXED, TO RECORD AT *1:55* HOURS *P.M.* ON THIS THE *6th* DAY OF *May*, 2004 AND RECORDED IN MAP BOOK _____ PAGE _____

BY: *Brenda S. Hamilton*
BRENDA S. HAMILTON, CITY CLERK
Ronald R. Clark
DEPUTY CLERK

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Ronald R. Clark
RONALD R. CLARK, L.S.

THE BOARD OF ZONING APPEALS ON MAY 11, 2004 APPROVED A VARIANCE TO CREATE A LOT LESS THAN THE 50' MINIMUM: ORDER OF THE BOARD OF ZONING APPEALS: APPEAL NO: 18-04V-A.

THE APPROVAL OF THIS SUBDIVISION IS NOT A COMMITMENT BY THE CITY OF ROANOKE OR THE WATER AUTHORITY TO PROVIDE PUBLIC WATER AND/OR SANITARY SEWER TO THE SUBJECT PROPERTY

PROPERTY ZONED "RM-1"

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS, MAP 51161C0028 D DATED OCT. 15, 1993.

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED
IF THIS IS ONE INCH 1" = 30'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY LINE
- () PLATTED CALLS
- POWER POLE

LINE BEARING HORIZ DIST
L1 N74°01'04"W 29.79
L2 S74°22'05"E 29.75

LOT 13
HUGH C. GARST
DB. 1564/343
TM. 7360313

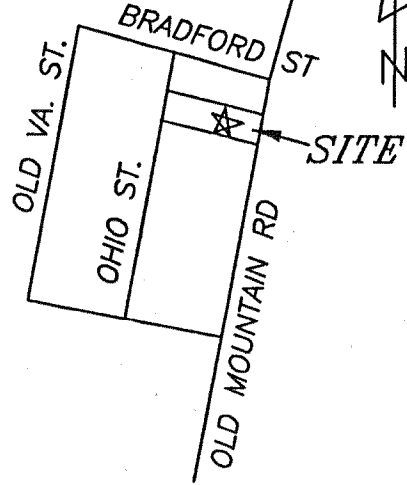
GARY G. GIBBS
DB. 1771/462
TM. 7360315

EXISTING (OLD) LOT 16
TM. 7360316
0.498 ACRES

LOT 16A
0.216 AC.

LOT 16B
0.213 AC.

LOT 17
WILLIAM G. FOREST & CAROLYN P. FOREST
DB. 1394/56
TM. 7360317



LOCATION MAP

COORDINATE LIST

1	=	402.9821	787.5081
2	=	307.6280	761.4520
3	=	358.2878	580.3994
4	=	454.7665	606.7025
1	=	402.9821	787.5081

0.069 ACRES BEING DEDICATED FOR STREET PURPOSES

0 30
Scale 1"=30ft

PLAT OF SURVEY SHOWING THE SUBDIVISION FOR HARDMAN HOMES & CONSULTING, LLC SHOWING THE DIVISION OF LOT 16, (0.498 ACRES) ROCKYDALE HEIGHTS, PB. 1/181 A.K.A. THE FRANKLIN COUNTY LAND CORPORATION, PB. 2/56 (RKE. CO.) CREATING HEREON LOTS 16A- 0.216 AC., LOT 16B- 0.213 AC. HARDMAN DIVISION NO. 1 LOCATED ON OLD MOUNTAIN ROAD N.E. CITY OF ROANOKE, VIRGINIA SCALE: 1" = 30'		JOB # 04137 DATE JUNE 16, 2004 DISK 170
PREPARED BY: CLARK SURVEYING P.O. BOX 5575 ROANOKE, VIRGINIA PHONE: (540) 362-1002	NOTES: TAX # 7360316 SOURCE OF TITLE: INSTR. 030011888 NO TITLE REPORT FURNISHED	