

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JEFFREY LEE BROWN IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 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 #020019232.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

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

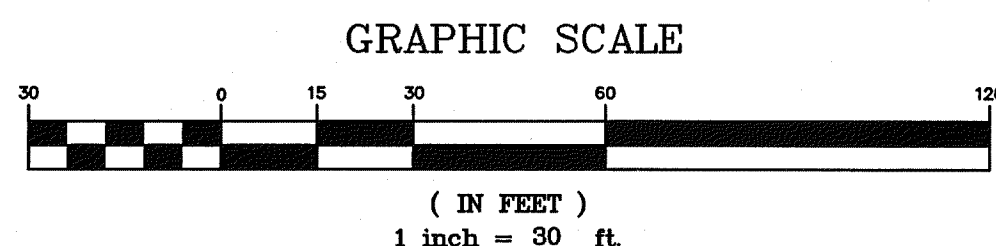
Jeffrey Lee Brown
JEFFREY LEE BROWN (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Jeffrey Lee Brown, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 9th DAY OF May, 2005.

Jessica L. Nash
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-08

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°02'00"E	30.57
L2	S12°25'00"E	6.70



APPROVED: R. Brian Townsend 5-9-05
CITY ENGINEER, CITY OF ROANOKE
AGENT, CITY OF ROANOKE PLANNING COMMISSION
DATE 5-9-05

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THEREON ANNEXED IS ADMITTED TO RECORD AT 9:30 O'CLOCK
A.M. ON THIS 11th DAY OF May, 2005, IN
MAP BOOK _____, PAGE _____.

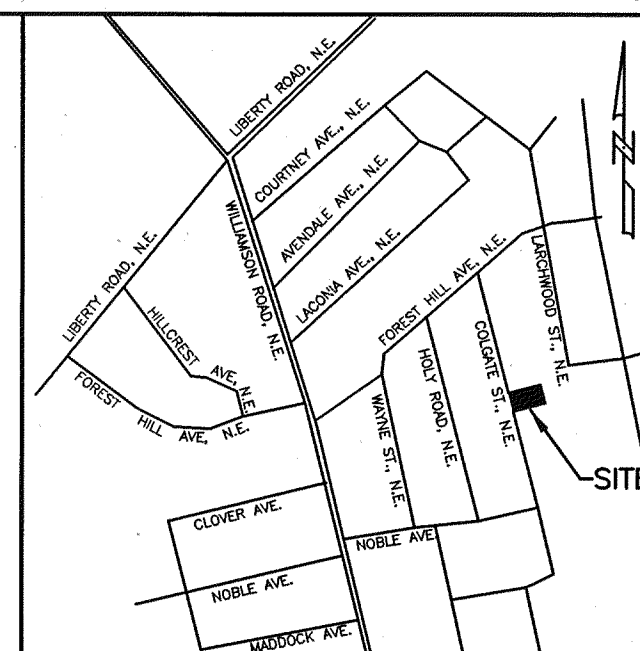
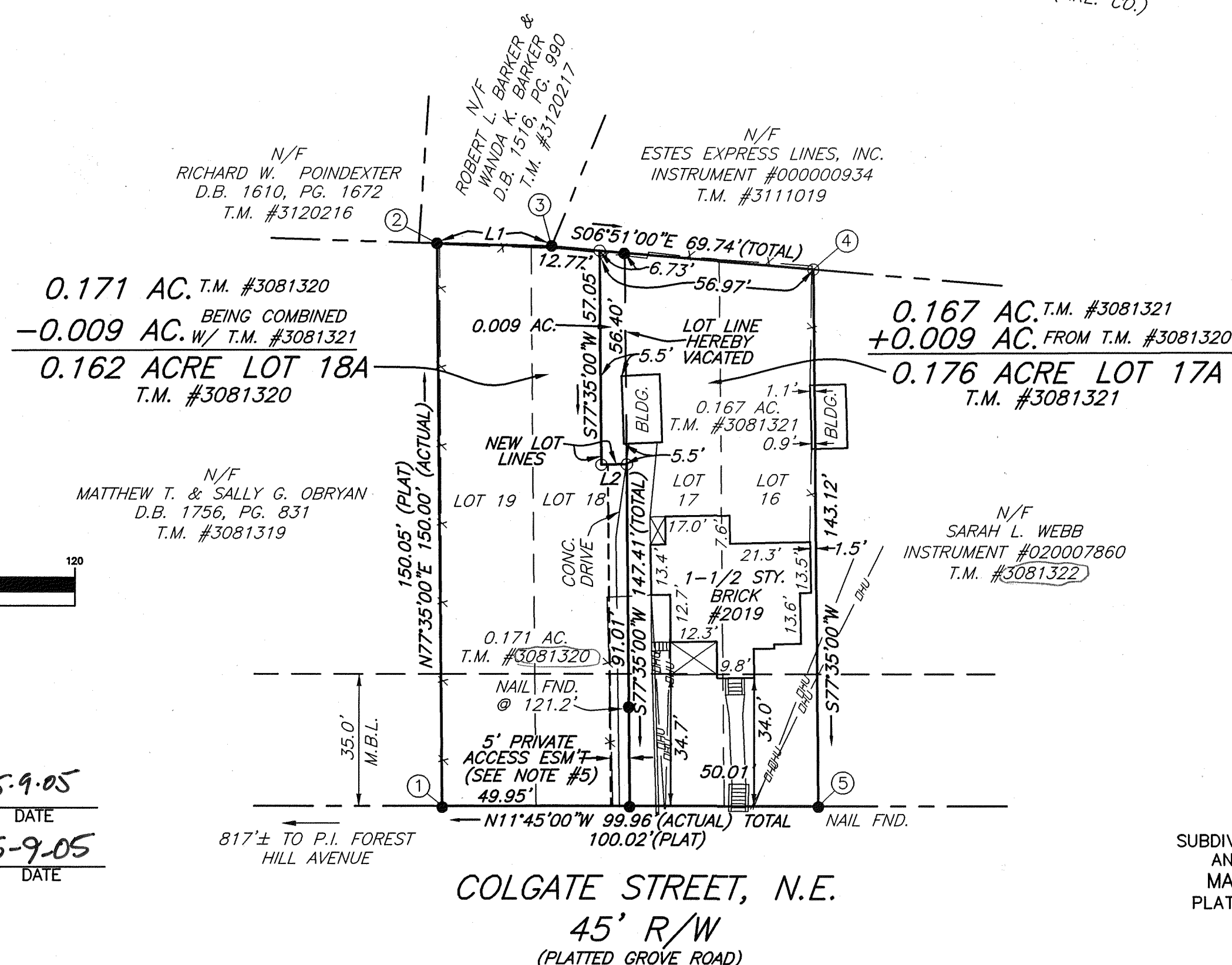
TESTE: BRENDA S. HAMILTON
CLERK
Kate Chill
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: JEFFREY LEE BROWN
2. LEGAL REFERENCE: INSTRUMENT #020019232
3. ORIGINAL TAX MAP #'S 3081320 & 3081321
4. 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. THE PURPOSE OF THE 5' PRIVATE ACCESS EASEMENT IS TO ALLOW THE PORTION OF THE CONCRETE DRIVE ENCROACHING ON LOT 18A TO BE USED FOR ACCESS TO LOT 17A.
6. PROPERTY IS CURRENTLY ZONED: RM-1
7. UNDERGROUND UTILITY SERVICE LINES.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.

P.B. 1, PG. 334 (RKE. CO.)



VICINITY MAP
NO SCALE

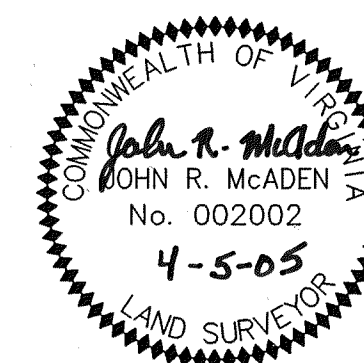
LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- x — FENCE
- DHU — OVERHEAD WIRES

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	5000.0000	5000.0000
2	5032.1972	5146.4945
3	5002.0948	5151.8204
4	4932.8490	5160.1387
5	4902.0759	5020.3682
1	5000.0000	5000.0000

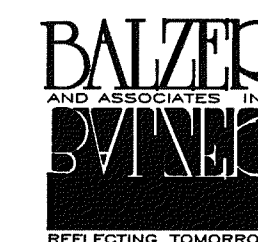
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN 002002



PLAT OF SURVEY FOR
JEFFREY LEE BROWN
SUBDIVIDING LOTS 16 & 17 (0.167 AC.)
AND LOTS 18 & 19 (0.171 AC.)
MAP OF OAKLAND TERRACE
PLAT BOOK 1, PAGE 344 (RKE. CO.)
CREATING HEREON
LOT 18A (0.162 ACRE),
LOT 17A (0.176 ACRE) &
A 5' PRIVATE ACCESS EASEMENT FOR
THE BENEFIT OF LOT 17A
SITUATED ON COLGATE STREET, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED APRIL 5, 2005
JOB #R0510159.00
SCALE: 1"=30'
SHEET 1 OF 1

JLB



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

PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

M.B. 1 PG. 2881