

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TESSIE JEANETTE TAYLOR IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 7 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1619, PAGE 713 & INSTRUMENT NUMBER 050003410.

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.

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

Tessie Jeanette Taylor
TESSIE JEANETTE TAYLOR (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Wanda G. Condon, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Tessie Jeanette Taylor, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 29th DAY OF June, 2005.

Wanda G. Condon
NOTARY PUBLIC
MY COMMISSION EXPIRES Nov. 30, 2007

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.

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0024 D (EFFECTIVE DATE: OCT. 15, 1993)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

APPROVED: Thrupp A. Acuna 6-30-05
CITY ENGINEER, CITY OF ROANOKE DATE
R. Brian Townsend 6-30-05
AGENT, CITY OF ROANOKE PLANNING COMMISSION 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 11:22 O'CLOCK A.M. ON THIS 1st DAY OF July, 2005 IN MAP BOOK 1, PAGE 2906.

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

N/F
VC ROANOKE, LLC
INST. #030022428
T.M. #6440101

N/F
FRALIN & WALDRON, INC.
D.B. 907, PG. 635(RKE. CO.)
T.M. #6440116

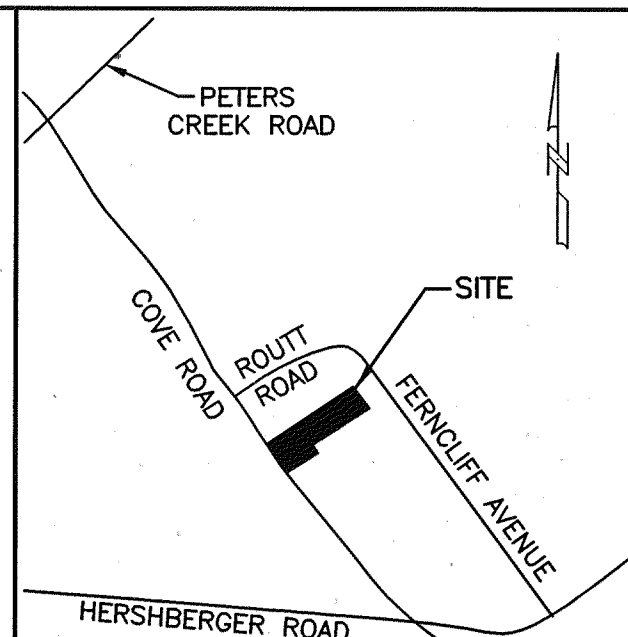
"FERNCLIFF APARTMENTS"

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	472.0319	345.0565
2	976.5853	840.8797
3	890.7239	928.2529
4	584.3829	627.2123
5	530.9491	656.3252
6	316.9740	446.0524
7	442.5394	377.6393
1	472.0319	345.0565

LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°51'00"W	43.95

VICINITY MAP

NO SCALE



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ SANITARY SEWER MANHOLE
- ⊕ WATER METER
- ⊙ GUY WIRE
- ⊕ UTILITY POLE
- OHU — OVERHEAD WIRES
- x — FENCE

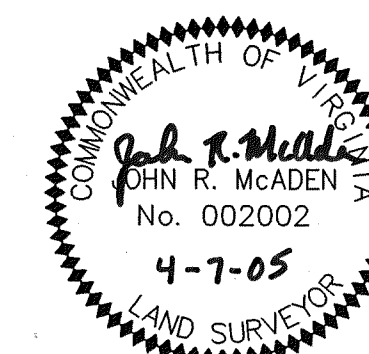
NOTES:

- OWNER OF RECORD: TESSIE JEANETTE TAYLOR
DEED BOOK 1619, PAGE 713
TAX MAP #6440102
- OWNER OF RECORD: TESSIE JEANETTE TAYLOR
INSTRUMENT NUMBER 050003410
TAX MAP #6440103
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTIES ARE CURRENTLY ZONED: RS-3 & RM-2 (APPROXIMATE LOCATION OF ZONING LINE SHOWN HEREON).
- 20' SANITARY SEWER & DRAINAGE EASEMENT SHOWN ON PLAT ENTITLED "PLAT SHOWING SANITARY SEWER & DRAINAGE EASEMENT TO BE CONVEYED TO CITY OF ROANOKE BY ARROW WOOD COUNTY CLUB, INC." PREPARED BY C. B. MALCOLM, JR., DATED MAY 24, 1966.
- APPROXIMATE LOCATION OF EXISTING DRAINFIELD AS POINTED OUT BY OWNER.
- UNDERGROUND UTILITY SERVICE LINES.

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
TESSIE JEANETTE TAYLOR
BEING THE RESUBDIVISION OF
TRACT B (0.401 ACRE)
INSTRUMENT #050003410
AND
PART OF TRACT 4 (2.007 ACRES)
DEED BOOK 1619, PAGE 713

CREATING HEREON
TRACT B1 (1.862 ACRES)
TRACT 4A (0.546 ACRE)
SITUATED ON COVE ROAD
CITY OF ROANOKE, VIRGINIA
SURVEYED APRIL 7, 2005
JOB #R0510137.00

SHEET 1 OF 1 SCALE: 1"= 50'

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

M.B. 1 PG. 2906