

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT HOWARD D. COUSER
IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN ON
THIS PLAT BOUNDED BY THE OUTSIDE CORNERS 1 TO 4 TO 1,
INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER BY
INSTR. #990010745 & #040002627
IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE CITY OF
ROANOKE, VIRGINIA.

THE SAID OWNER CERTIFIES THAT HE HAS COMBINED
THIS LAND, AS SHOWN HEREON, ENTIRELY OF HIS OWN FREE WILL AND
CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE
OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND
FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF
ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND
SEAL ON THIS 12 DAY OF JUNE, 2006

Howard D. Couser

12 JUNE 2006

HOWARD D. COUSER (OWNER)

DATE

STATE OF VIRGINIA

City OF Roanoke

I, Judith A. Marmaduke, A NOTARY PUBLIC IN AND
FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT
HOWARD D. COUSER, OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING
DATED June 12, 2006. DID PERSONALLY APPEAR BEFORE ME
IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME
ON June 12, 2006.

MY COMMISSION EXPIRES August 31, 2006.

Judith A. Marmaduke
NOTARY PUBLIC

APPROVED:

H. Brian Towser 6-13-06

AGENT OF THE PLANNING COMMISSION DATE
CITY OF ROANOKE

Chip C. Quinn 6-13-06
CITY ENGINEER, CITY OF ROANOKE DATE

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE SEARCH AND
THEREFORE MAY NOT SHOW ALL
ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT
FALL WITHIN THE 100 YEAR FLOOD ZONE.
FEMA FLOOD ZONE: "X"
#51161C0042D, OCT. 15, 1993
3. THIS PLAT WAS PREPARED FROM A
PARTIAL SURVEY AND EXISTING RECORDS.
4. ANY PHYSICAL IMPROVEMENTS NOT
DIMENSIONED, SHALL NOT BE SCALED.
5. LEGAL REFERENCE: INSTR. #990010745-TM# 2211735
INSTR. #040002627-TM #2211736
6. 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.

L M W P.C.

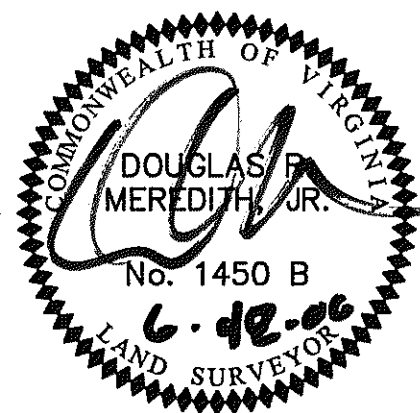
102 Albemarle Ave
Roanoke, Virginia
24013

www.lmwpc.com

ph: 540.345.0675
fax: 540.342.4456

lmweng@lmw.roacoxmail.com

Engineering
Architecture
Surveying
Landscape Design



DATE: 6-12-06

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT
WAS PRESENTED ON THIS 22 DAY OF June, 2006,
AND WITH THE CERTIFICATES OF DEDICATION AND
ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED
TO RECORD AT 11:30 O'CLOCK A.M.

TESTEE: Brenda S. Hamilton Deputy
CLERK

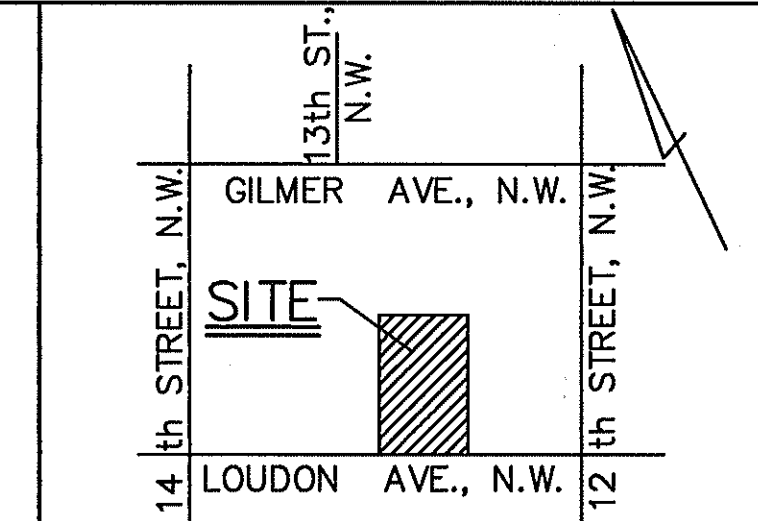
GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

	NORTHING	EASTING
1	939.0348	3157.8919
2	965.7698	3087.8188
3	1053.1961	3120.8835
4	1028.6357	3191.7798
1	939.0348	3157.8919



VICINITY MAP
NO SCALE

LEGEND

- SURVEYED PROPERTY LINE
- - - VACATED PROPERTY LINE
- ORRSF RAIL ROAD SPIKE FOUND
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- END OF LINE/CURVE
- NOTHING FOUND, NOTHING SET (POINT FROM RECORD)

PARTIAL SURVEY
AND FROM EXISTING RECORDS
FOR
HOWARD D. COUSER
COMBINING EAST 1/2 LOT 2 AND LOT 3
ROGERS, FAIRFAX & HOUSTON MAP
CREATING LOT 3A
0.163 ACRES
SITUATED ON LOUDON AVENUE, N.W.
CITY OF ROANOKE, VIRGINIA

SURVEYED APRIL 19, 2006

0652

COMM. 3210