

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT A. BYRON SMITH IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 25, 1959, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN D.B. 1054, PG. 269.

THE SAID OWNER CERTIFIES THAT HE HAS COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 25 DAY OF July, 2008.

**OWNERS**

BY: A. Byron Smith  
A. BYRON SMITH, OWNER

**STATE OF VIRGINIA**

City of Roanoke

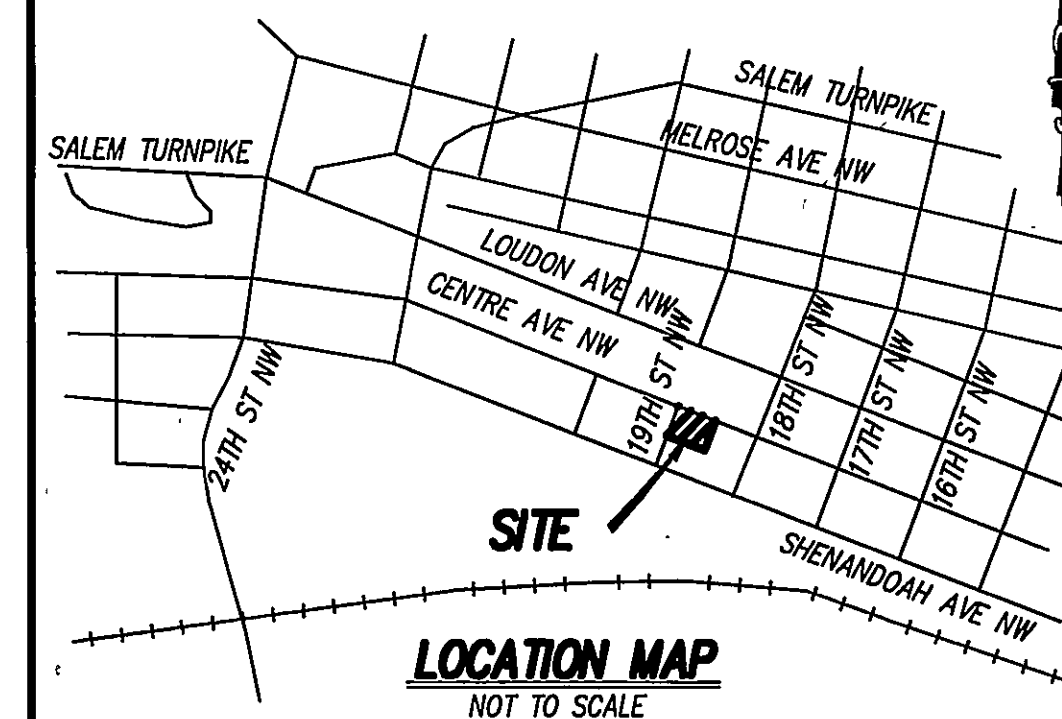
I, Carol C. Dagley, A NOTARY PUBLIC IN AND FOR THE AFORESAID  
CITY, AND STATE DO HEREBY CERTIFY THAT A. BYRON SMITH, OWNER,  
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATE July 25, 2008,  
HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID OFFICE, AND  
STATE AND ACKNOWLEDGED THE SAME ON July 25, 2008.

MY COMMISSION EXPIRES ON August 31, 2009 REG. # 165167

Carol C. Dagley  
NOTARY PUBLIC

CAROL C. DAGLEY  
Notary Public  
Commonwealth of Virginia  
165167  
My Commission Expires Aug 31, 2009

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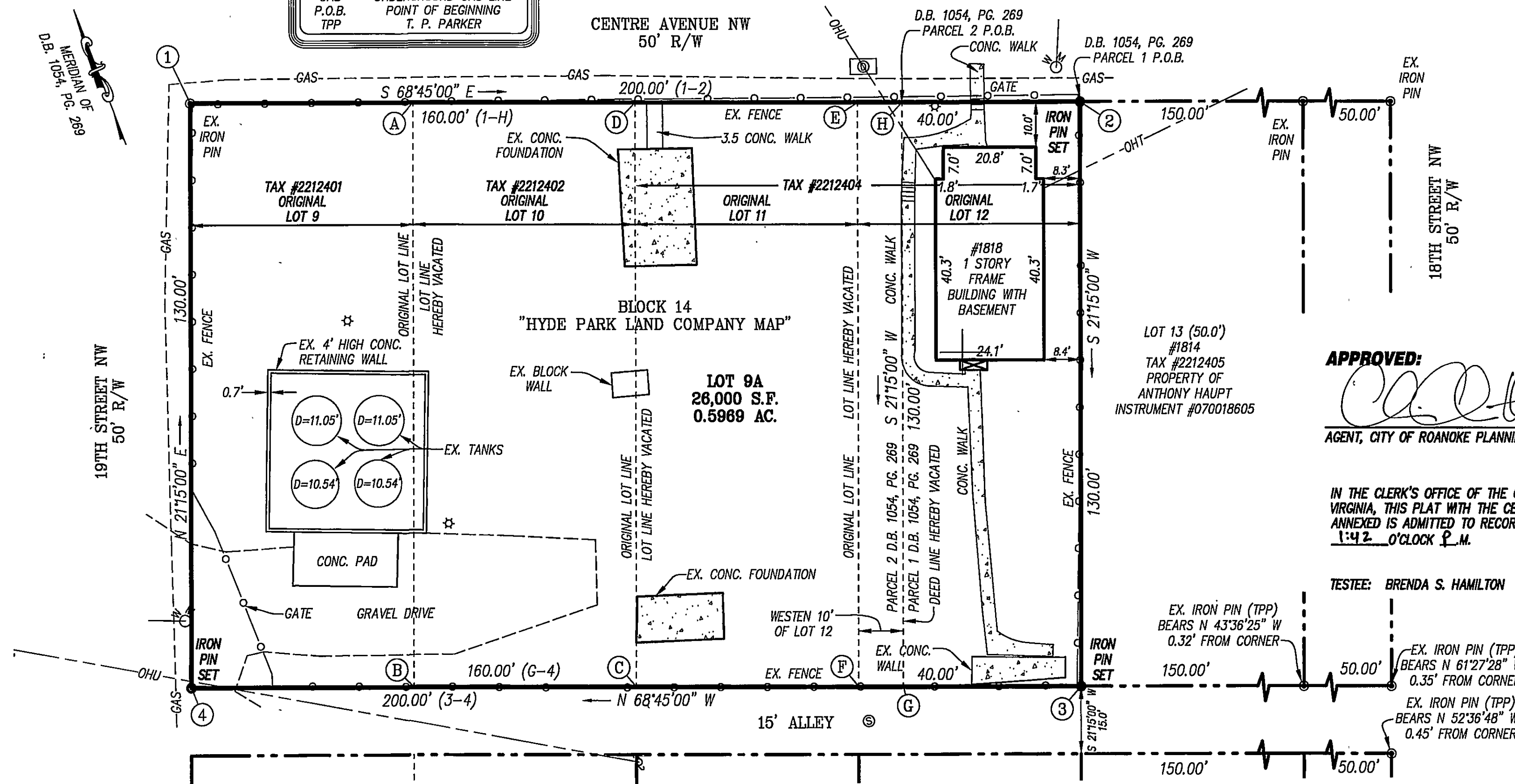
LEGEND	
EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
R/W	RIGHT OF WAY
OHU	OVERHEAD UTILITIES
OHT	OVERHEAD TELEPHONE
CONC.	CONCRETE
GAS	UNDERGROUND GAS LINE
P.O.B.	POINT OF BEGINNING
TPP	T. P. PARKER

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	5072.48761	4813.59843
2	5000.00000	5000.00000
3	4878.83898	4952.88306
4	4951.32658	4766.48148
1	5072.48761	4813.59843

AREA = 26,000 S.F. = 0.5969 AC.

**SYMBOL LEGEND**

- ⊙ STORM DRAIN MANHOLE
- ⊕ CURB INLET
- ⊙ SEWER MANHOLE
- ⊙ LIGHT POLE
- ⊙ WATER METER
- ⊙ UTILITY POLE
- ⊙ CONCRETE PAD

**APPROVED:**

[Signature]  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

7/29/08  
DATE

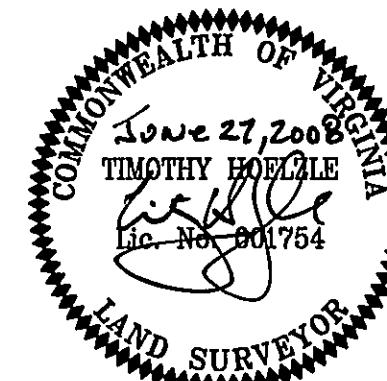
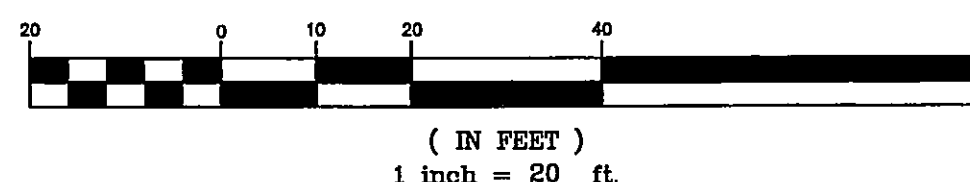
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON July 31, 2008, AT 1:42 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

[Signature]  
DEPUTY CLERK

**NOTES:**

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE COMMUNITY PANEL NUMBER 510130 0161, 0162, 0163 AND 0164 G, MAP NUMBER 51161C0162G, DATED SEPTEMBER 28, 2007. UNSHADED ZONE "X".
5. LEGAL REFERENCE: D.B. 1054, PG. 269, WILL BOOK 33, PAGE 738 AND CITY OF ROANOKE ENGINEERING FILE NO. 1181 (LANDS OF HYDE PARK LAND COMPANY).
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
7. THE EXISTING LOT LINES BETWEEN CORNERS A TO B, C TO D, E TO F AND THE DEED LINE BETWEEN CORNERS G TO H ARE HEREBY VACATED.

**GRAPHIC SCALE**

PLAT SHOWING  
THE COMBINATION OF  
**LOTS 9, 10, 11 AND 12**  
BLOCK 14, "HYDE PARK LAND COMPANY MAP"  
(CITY OF ROANOKE ENGINEERING FILE NO. 1181)

CREATING HEREON

**LOT 9A**

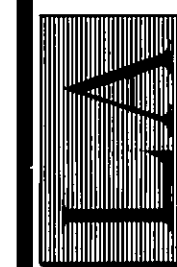
PROPERTY OF  
**A. BYRON SMITH**

(D.B. 1054, PG. 269)  
SITUATED AT #1818 CENTRE AVE., NW  
ROANOKE CITY, VIRGINIA

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: June 27, 2008

COMM. NO.: 08-166

SCALE: 1" = 20'

SHEET 1 OF 1