

KNOW ALL MEN BY THESE PRESENTS TO WIT:
 THAT VINCENT A. BOARD IS THE OWNER OF LOTS 1 AND 2, BLOCK 108, MELROSE LAND COMPANY MAP, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY LINDA H. FLETCHER, CHARLES R. FLETCHER, RICHARD A. FLETCHER AND SUSAN M. FLETCHER BY DEED DATED OCTOBER 29, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 030021562.
 THE SAID OWNER HEREBY CERTIFIES THAT HE HAS RESUBDIVIDED THE PROPERTIES OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES LINE 2-5 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

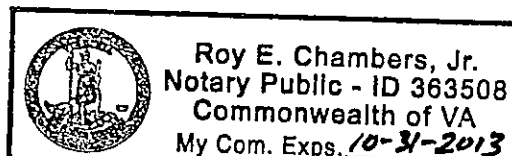
Vincent A. Board 1/15/10
 VINCENT A. BOARD - OWNER DATE
 INSTRUMENT NUMBER 030021562

STATE OF VIRGINIA
 COUNTY OF Roanoke TO WIT:

I, Roy E. Chambers, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT VINCENT A. BOARD, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18 DAY OF JANUARY, 2010.

[Signature] 1-18-10
 NOTARY PUBLIC, DATE & SEAL

363508
 REGISTRATION NUMBER



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0161 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. 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.

APPROVED:

Tom Carr 1/19/10
 AGENT - CITY OF ROANOKE PLANNING COMMISSION DATE

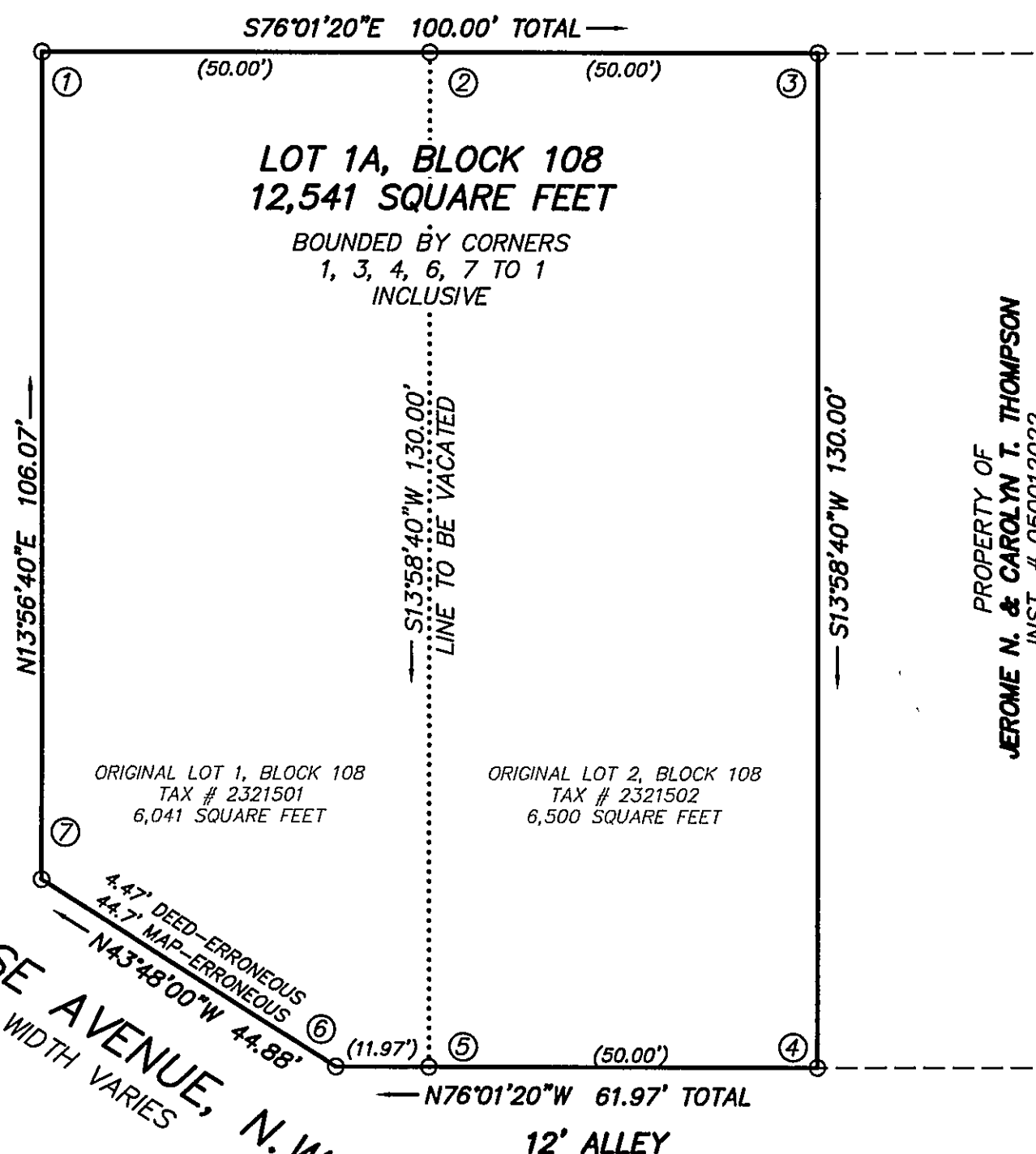
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:02 O'CLOCK A.M. ON THIS 20 DAY OF JANUARY, 2010.
 TESTE: Brenda S. Hamilton CLERK
 BY: Katie Thomas DEPUTY CLERK

MERIDIAN OF MELROSE
 LAND COMPANY MAP
 ROANOKE CITY PLAN # 1275

25TH STREET, N.W.
 50' WIDE

ORANGE AVENUE, N.W.
 60' WIDE

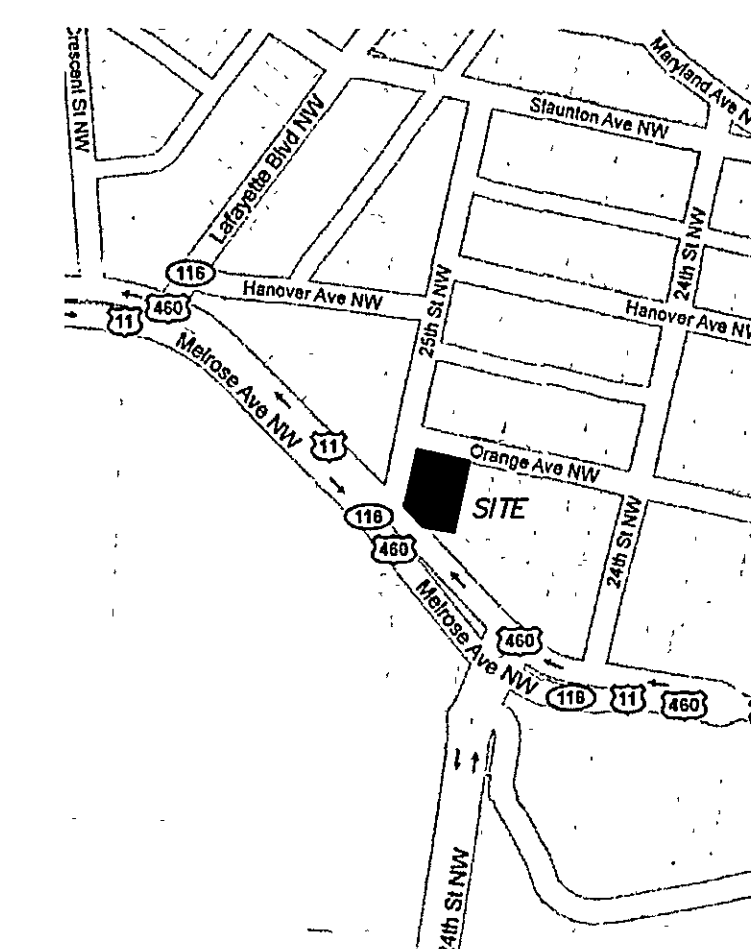
MELROSE AVENUE, N.W.
 WIDTH VARIES



PROPERTY OF
 JEROME N. & CAROLYN T. THOMPSON
 INST. # 050012022
 TAX # 2321503
 LOT 3, BLOCK 108

LOCATION MAP

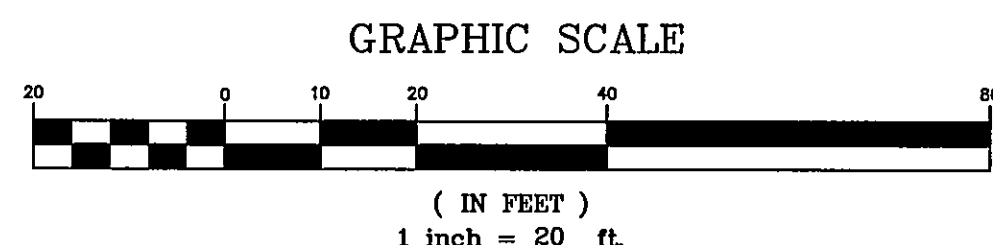
NO SCALE



LOT 1A

CORNER	NORTHING	EASTING
1	5000.00	5000.00
3	4975.84	5097.04
4	4849.69	5065.64
6	4864.66	5005.50
7	4897.06	4974.44
1	5000.00	5000.00

THESE COORDINATES ARE BASED
 ON AN ASSUMED DATUM

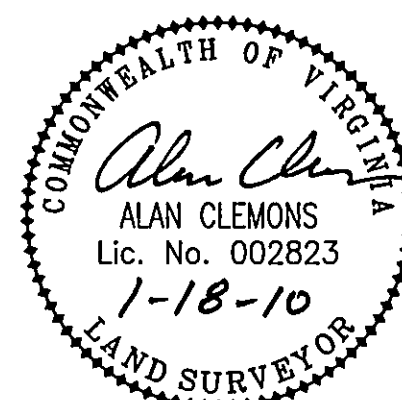


LEGAL REFERENCE:

1. ROANOKE CITY D.B. 222, PG. 104; LAND CONVEYANCE BETWEEN THE MELROSE LAND COMPANY AND MISS ANNIE R. STRYNE DATED APRIL 8TH, 1910.

REFERENCE MAP:

1. GREENHILL ADDITION SURVEY OF DIVISION NO. 1 IN ROANOKE, VA BY SMITH, BRADFORD & GILBERT ENGINEERS DATED NOVEMBER 19, 1912 AND RECORDED AS CITY ENGINEER'S PLAN # 2497 WITH A COPY RECORDED MARCH 5, 1921 IN D.B. 251, PG. 320.



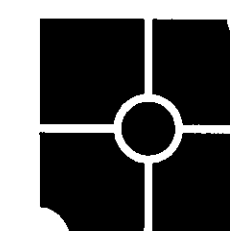
THIS PLAT IS BASED ON RECORDS, NO CURRENT FIELD SURVEY PERFORMED. VINCENT A. BOARD IS THE OWNER OF RECORD, SEE INST. # 030021562

PLAT FROM RECORDS FOR VINCENT A. BOARD

SHOWING THE VACATION AND COMBINATION OF
 LOT 1 (6,041 SQUARE FEET) & LOT 2 (6,500 SQUARE FEET),
 BLOCK 108, MELROSE LAND COMPANY MAP
 ROANOKE CITY PLAN # 1275
 CREATING HEREON LOT 1A (12,541 SQUARE FEET), BLOCK 108
 SITUATE ON ORANGE AVENUE, N.W., 25TH STREET, N.W. &
 MELROSE AVENUE, N.W.
 CITY OF ROANOKE, VIRGINIA

TAX #: 2321501 & 2321502
 DRAWN: REC
 CALC: REC

SCALE: 1"=20'
 DATE: JANUARY 18, 2010
 W.O.: 09-0205-01



parker
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