

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOB L. JOHNSON IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS "JOHNSON ACRES", BOUNDED BY OUTSIDE CORNERS 1 TO 8 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER FROM DOMINION DEVELOPERS, INC. BY DEED DATED 6 OCTOBER 1995, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1488, PAGE 1572, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO EDWARD A. NATT AND MICHAEL J. AHERON, TRUSTEES, SECURING DOMINION DEVELOPERS, INC. BENEFICIARY, DATED 16 OCTOBER 1995 AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1488, PAGE 1573, WHICH LAND IS ALSO SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO MICHAEL J. AHERON AND CHARLES C. LACY, TRUSTEES, SECURING PREMIER BANK, INC. BENEFICIARY, DATED 6 NOVEMBER 1995 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED 1490, PAGE 1608.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDED OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND ENCOMPASSED WITHIN THE 10' STRIP AS SHOWN HEREON AND ALL OF THE EASEMENTS AS SHOWN WITHIN AND OUTSIDE OF THE BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 6th DAY OF December 1995.

BY: Bob L. Johnson
BOB L. JOHNSON, OWNER

BY: Michael J. Aheron
MICHAEL J. AHERON, SOLE ACTING TRUSTEE

STATE OF VIRGINIA

County of Bedford
J. Stuart M. Rose A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT BOB L. JOHNSON, OWNER, AND MICHAEL J. AHERON, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 6 December 1995, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON 6 December 1995.

MY COMMISSION EXPIRES 2/28/98

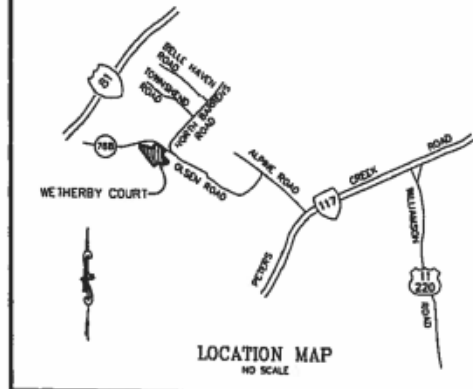
J. Stuart M. Rose
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. JOHNSON ACRES AS SHOWN HEREON IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. A PORTION OF THE REMAINING PROPERTY OF BOB L. JOHNSON AS SHOWN HEREON IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 51181C0022 D, DATED OCTOBER 15, 1993 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
5. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
6. LOWEST HABITABLE FLOOR ELEVATION OF LOTS 1, 2, 3 AND REMAINING PROPERTY SHALL NOT BE LOWER THAN:

LOT 1	-	1114.5'
LOT 2	-	1118.2'
LOT 3	-	1121.7'
REMAINING PROPERTY	-	1108.5'
7. NOW OBSTRUCTIONS TO THE NATURAL DRAINAGE FLOW WILL BE ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN EASEMENT.
8. BENCHMARK:
P.K. MAIL IN APCO POLE #181-469 NEAR CORNER BETWEEN LOTS 48 & 49 "BENTLEY PARK", ELEVATION = 1132.70'.
9. THE DWELLINGS ON LOTS 1, 2 & 3 SHALL BE LOCATED ON THE NORTH SIDE OF THE CREEK.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	12856.87645	13058.80445
2	12897.78442	12854.41688
3	12830.50432	12480.78870
4	13028.07572	12759.38974
5	13035.57024	12824.13757
6	12892.01404	13011.98355
TOTAL AREA = 1.818 Ac.		



APPROVED: Charles C. Lacy
AGENT, ROANOKE COUNTY PLANNING COMMISSION

7 December 1995
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ANNEXED, IS ADMITTED TO RECORD ON 12/7/95, 1995, AT 1:30 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Charles C. Lacy
DEPUTY CLERK

AREA TO BE DEDICATED FOR STREET WIDENING PURPOSES		
LINE	DIRECTION	DISTANCE
1-14	S 54°10'20" W	10.40
14-18	N 53°11'15" W	58.50
18-20	N 52°28'15" W	238.60
20-23	N 54°20'35" W	8.10
23-25	N 63°23'50" E	14.10
25-8	S 52°28'35" E	238.40
8-1	S 53°41'35" E	59.20
TOTAL AREA = 2.997 SF.		

LEGEND	
M.B.L.	- MINIMUM BUILDING LINE
S.S.E.	- SANITARY SEWER EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
S.Y.S.	- SIDE YARD SETBACK
D.E.	- DRAINAGE EASEMENT
P.L.	- PLAT BOOK
P.E.	- PAGE
EX.	- EXISTING
EX. I.P.	- EXISTING IRON PIN

PLAT SHOWING
"JOHNSON ACRES"
PROPERTY OF
BOB L. JOHNSON

BEING A PORTION OF ORIGINAL
TRACT "A" (P.B. 13, PG. 128)

HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 60' DATE: 6 DECEMBER 1995

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



CONVA. #95-381