

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT JOHN E. GARDNER, JR.
IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON
TO BE SUBDIVIDED, KNOWN AS PART OF LOT 1, ALL OF LOTS 2, 3, AND
4, BLOCK 1, MAP OF JANETTE LAND COMPANY AND LOTS 7, 8, 9, 10, 11,
12 AND PART LOT 13, SECTION 14, MAP OF EXCHANGE BUILDING AND
INVESTMENT COMPANY AND PART OF CLOSED ALLEY BY ORD. #23445
DATED JAN. 1, 1977 AND COMPRISES ALL THE LAND CONVEYED TO JOHN
E. GARDNER, JR. BY DEED BOOK 1329, PAGE 428 AND DEED BOOK 1364,
PAGE 222, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
THE CITY OF ROANOKE, VIRGINIA, AND ALL BEING SHOWN HEREON
BOUNDED BY CORNERS 1 THRU 11 TO 1, INCLUSIVE.

THE SAID OWNER FURTHER CERTIFIES THAT HE HAS SUBDIVIDED
THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL
AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465
THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE,
AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF
ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

THE SAID OWNER DOES HEREBY DEDICATE AND CONVEY IN FEE
SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, A 0.011 ACRE TRACT
FOR STREET USE (ALLEY TURN-A-ROUND.)

WITNESS THE FOLLOWING SIGNATURE AND SEAL OF THE AFORESAID OWNER
ON THIS 17TH DAY OF July 1989.

John E. Gardner Jr.
JOHN E. GARDNER, JR.

STATE OF VIRGINIA TO WIT:
(AT LARGE)

I, DAVID A. BESS A NOTARY PUBLIC IN AND FOR THE AFORESAID
STATE, DO HEREBY CERTIFY THAT JOHN E. GARDNER, JR.
WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING HAS APPEARED BEFORE ME IN MY AFORESAID JURISDICTION
AND ACKNOWLEDGED THE SAME ON THIS 17TH DAY OF July 1989.

MY COMMISSION EXPIRES
SEPT 10, 1990

David A. Bess
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA,
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT
THERE TO ATTACHED, ADMITTED TO RECORD AT 2:20 O'CLOCK P.M., ON THIS
2 DAY OF August 1989.

TESTE: PASTY TESTERMAN, CLERK

BY: Sherrie Johnson
DEPUTY CLERK

CORNER	(ASSUMED) BOUNDARY COORDINATES	
	NORTH	EAST
1	500.0000	500.0000
2	368.3945	488.2391
3	352.7194	486.3376
4	239.4937	483.9884
5	201.0943	484.1898
6	177.3932	307.2199
7	334.1734	286.2228
8	328.8797	246.6957
9	334.9266	245.8924
10	325.7083	176.5020
11	454.5747	159.3718
1	499.8232	499.9794
TOTAL ACRES IN BOUNDARY: 1.705 Ac.		

APPROVED:

Charles M. Huffine 7/28/89
CITY ENGINEER, CITY OF ROANOKE VIRGINIA DATE

Edward E. Tushnet 7/28/89
AGENT, FOR CITY OF ROANOKE PLANNING COMMISSION/ DATE

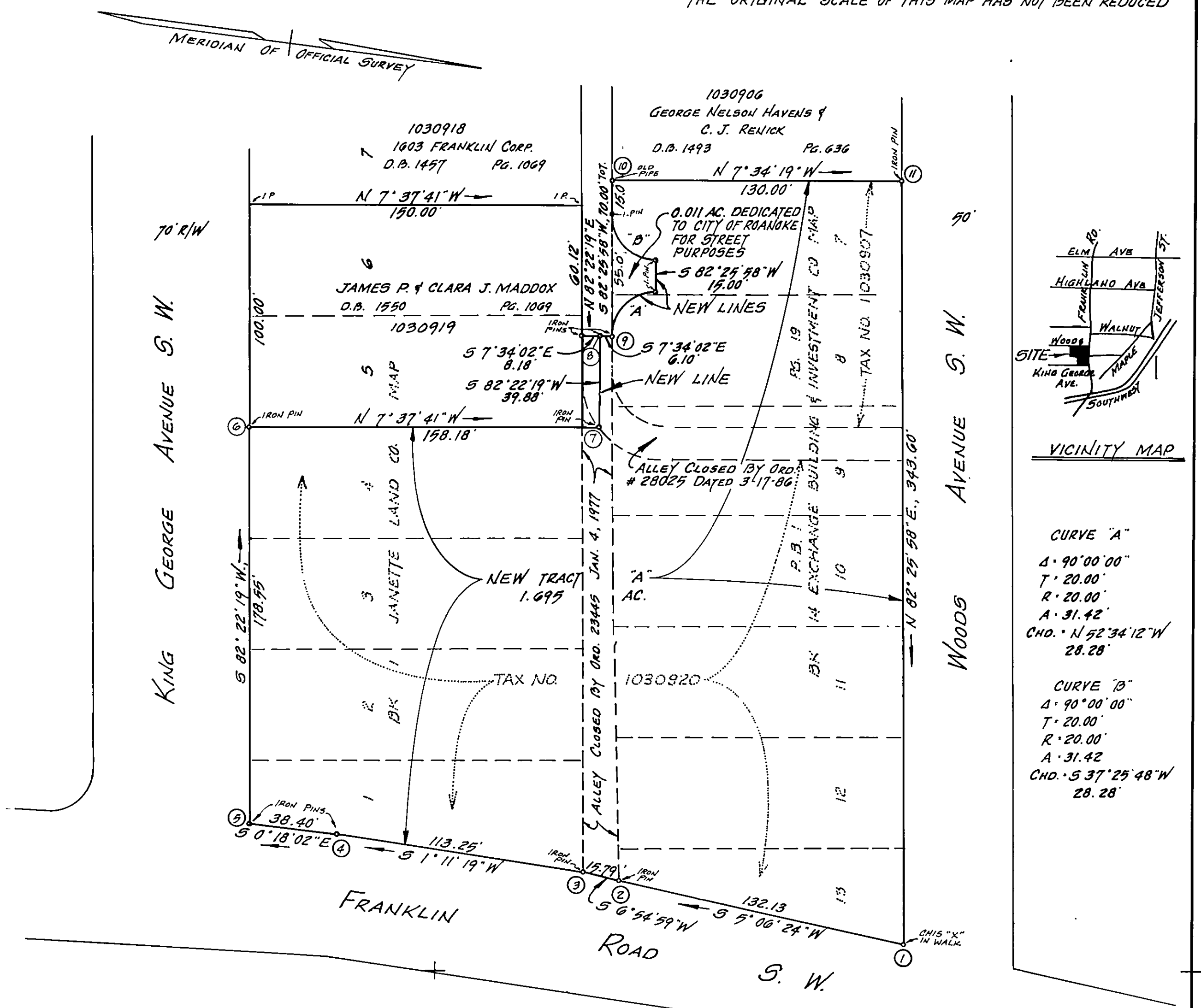
NOTE: THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD
HAZARD AREA SO DESIGNATED
BY THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT.



I HEREBY CERTIFY THAT THIS PLAT OF
SURVEY IS CORRECT
Jack G. Bess
CERTIFIED LAND SURVEYOR

PLAT SHOWING NEW TRACT "A" (1.695 ACRE)
AND 0.011 ACRES DEDICATED TO CITY OF ROANOKE VA. FOR STREET
PURPOSES, BEING A RESUBDIVISION OF PART OF LOT 1, ALL OF LOTS
2, 3, AND 4, BLOCK 1, MAP OF JANETTE LAND CO., AND LOTS 7, 8, 9,
10, 11, 12 AND PART LOT 13, SECTION 14, MAP OF EXCHANGE BUILDING AND
INVESTMENT CO. AND PORTIONS OF CLOSED ALLEYS, ORD. NO. 23445 AND
ORD. 28025, PROPERTY OF JOHN E. GARDNER, JR.

ROANOKE, VIRGINIA
SCALE: 1"=40' BY: JACK G. BESS FEB. 10, 1989
CERTIFIED LAND SURVEYOR



VICINITY MAP

CURVE "A"
Δ 90°00'00"
T 20.00'
R 20.00'
A 31.42'
CHD. N 52°34'12"W
28.28'

CURVE "B"
Δ 90°00'00"
T 20.00'
R 20.00'
A 31.42'
CHD. S 37°25'48"W
28.28'