

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JAMES D. FRALIN AND LORETTA M. FRALIN, HUSBAND AND WIFE, AND JOHN DAVID FRALIN ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3, 4, 5, 6 TO 1 AND CONTAINING 2.467 ACRES AND BEING THE SAME PROPERTY CONVEYED TO SAID OWNERS BY DEEDS RECORDED IN DEED BOOK 1298, PAGE 1, DEED BOOK 1357, PAGE 762 AND DEED BOOK 1531, PAGE 1121 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT FOR ROANOKE, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS PROPERTY INTO NEW LOT 1, NEW LOT 2 AND NEW LOT 3 AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF SAID OWNERS ON THIS 6 DAY OF October, 1986.

JAMES D. FRALIN

LORETTA M. FRALIN

JOHN DAVID FRALIN

STATE OF VIRGINIA

City of Roanoke

I, Doris E. Davis, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, DO HEREBY CERTIFY THAT JAMES D. FRALIN, LORETTA M. FRALIN AND JOHN DAVID FRALIN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED October 6, 1986 HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 6th DAY OF October, 1986.

MY COMMISSION EXPIRES:

Dec 23, 1989

Doris E. Davis

NOTARY PUBLIC

I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

T. P. Parker

CERTIFIED LAND SURVEYOR

APPROVED:

Charles M. Haffner

CITY ENGINEER OF ROANOKE, VIRGINIA

12/23/86

DATE

Acting Edward R. Tucker

AGENT FOR CITY OF ROANOKE PLANNING COMMISSION

12/23/86

DATE

SURVEY FOR
JAMES D. & LORETTA M. FRALIN & JOHN D. FRALIN

SHOWING DIVISION OF 2.467 AC. TRACT AND CREATING NEW LOT 1 (0.502 AC), NEW LOT 2 (0.355 AC) & NEW LOT 3 (1.610 AC) SITUATE ON PETERS CREEK ROAD, N.W. AND HERSHBERGER ROAD, N.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS & SURVEYORS, LTD.

SCALE: 1" = 50'

SEPT. 30, 1986

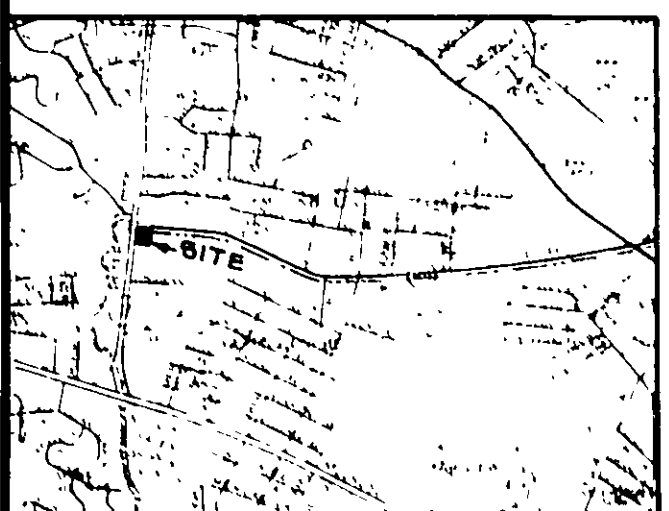
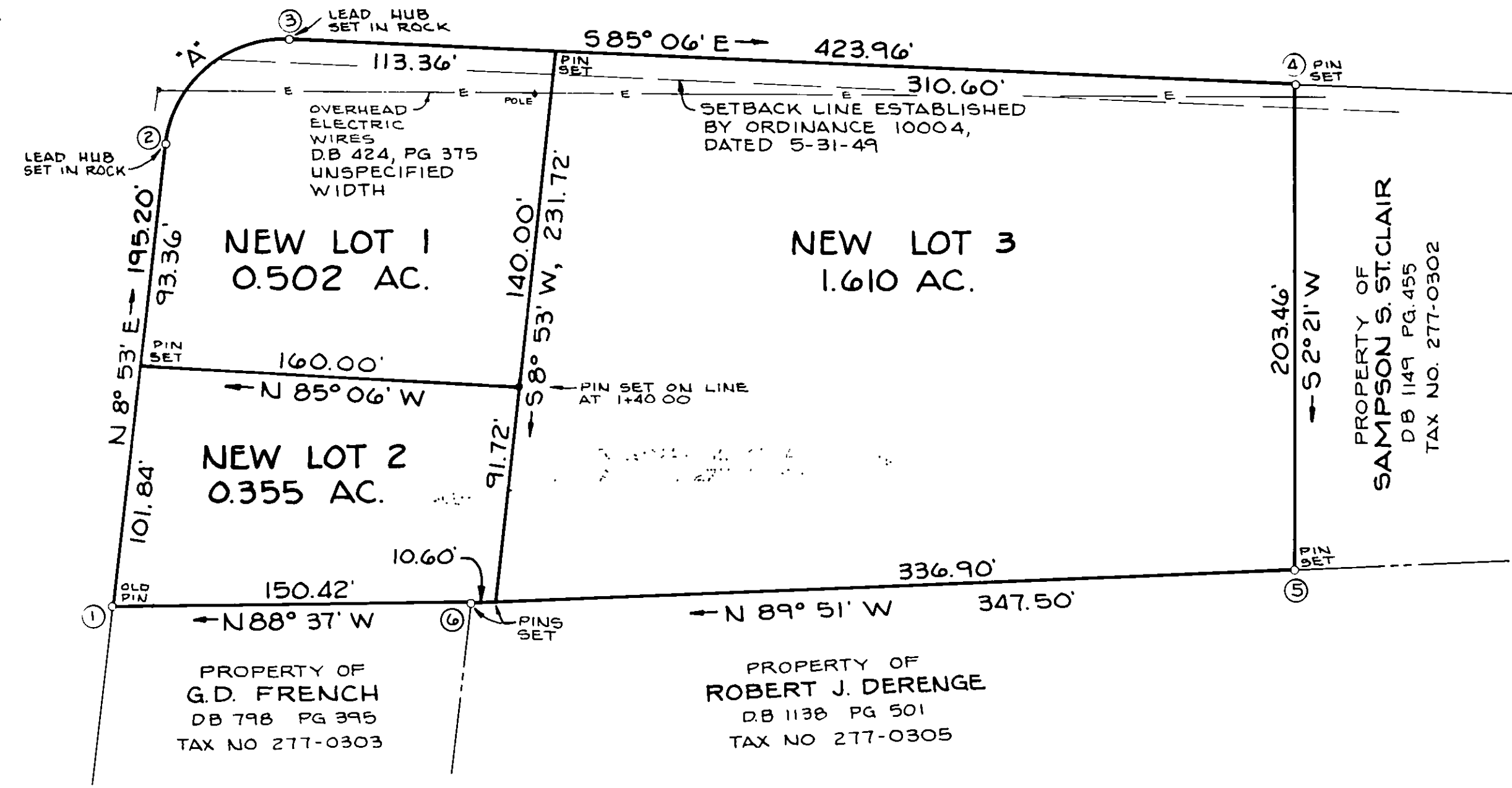
N.B.: W-18

W.O. 86-2830

PETERS CREEK ROAD, N.W.
83' R/W

HERSHBERGER ROAD, N.W.
R/W VARIES

CURVE "A"
R= 50.00'
A= 75.06'
CH= N 51° 53' 30" E
68.21'



VICINITY MAP

A VARIANCE WAS GRANTED BY THE BOARD OF ZONING APPEALS ON DEC 11, 1986 (NO 104-86-A) WAVING THE REGULATION TO ALLOW CONSTRUCTION WITHIN THE PROPOSED MAJOR ARTERIAL HIGHWAY RIGHT-OF-WAY WHICH AFFECTS THIS PROPERTY. ALL OF THE PROPERTY PLATTED HEREON IS SITUATED WITHIN THE 1995 PROPOSED MAJOR ARTERIAL HIGHWAY SETBACK LIMITS.

THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP.

THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

TOTAL BOUNDARY, CORNERS 1-6-1, CONTAINS 2.467 AC.

BOUNDARY COORDINATES		
COR.	NORTH	EAST
1	5000.00	5000.00
2	5192.86	5030.14
3	5234.95	5083.81
4	5198.74	5506.22
5	4995.45	5497.88
6	4996.36	5150.38

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:40 O'CLOCK P.M. ON THIS 23rd DAY OF DECEMBER, 1986.

TESTE: Patsy Testerman, CLERK
Hennie Johnson, DEPUTY CLERK

