MERIDIAN OF D.B. 1487, PG. 1695 EXIST. MONUMENT TAX #1070308 DRIVEWAY EASEMENT RESERVED -PROPERTY OF FOR INGRESS AND EGRESS HARWELL M DARBY JEAN A. DARBY FOR NEW TRACT "A" DEXIST. AUDURON ROAD S.W.

1.P. 8.22'

8.22' D.B. 1360 PG. 648 EXIST. MONUMENT NEW/TRACT A 5 34,714 S.F. 0.797 AC. SET I.P. NEW TRACT BY TAX #1070319 EXIST. 2 STY 14,304 S.F. PROPERTY OF BRICK HOUSE STUART P. MILLER 0.328 AC. D.B. 866 PG. 433 "AUDUBON _TAX -4 1070318 -EXIST. ' BLK. 16 LOT 2. I.P. CRYSTAL SPRING LAND COMPANY SET WYCLIFFE AVE. S.W. ØI.P. S06:33'00"W ↑ EXIST 40' R/W

440.00' 78.32' 39.27' 78.22' S11'38'59"W 10'11'57" BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED CORNER NORTHING EASTING 994.02 1229.88 2 917.41 1214.08 715.95 1190.95 759.30 1060.64 1000.04 1000.03 1060.59 1021.98 1076.03 1086.62 994.02 1229.88

TOTAL AREA = 1.125 AC.

LOCATION MAP

NO SCALE

NOTES:

- 1. THIS PROPERTY IS NOT 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 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. (MAP 510130-0020 C--ZONE C)
- 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUM-BRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 4. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
- 5. THIS PLAT IS A RESUBDIVISION OF ORIGINIAL TAX PARCEL NUMBER 170318.

APPROVED: AGENT, ROANOKE CITY PLANNING GOMMISSION

JULY 24th 1990

ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGE-MENT THERETO ANNEXED IS ADMITTED TO RECORD 1 1990. AT 0'CLOCK ...M.

TESTEE: PATSY TESTERMAN, CLERK

Order Miles Ditroit DEPUTY CLERK

PLAT SHOWING

RESUBDIVISION OF 1.125 AC. BEING SOUTHERLY PORTION OF

LOTS 13/14, ALL OF LOT 2, BLK. 16 CRYSTAL SPRING LAND COMPANY

CREATING HEREON

"NEW TRACT A" (0.797AC.) "NEW TRACT B" (0.328 AC.)

PROPERTY OF

W.A. OELSCHLAGER ROANOKE, VIRGINIA

SCALE: 1'' = 50'

DATE: 22 JUNE 1990

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

COMM. # 90-077

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT W.A. OELSCHLAGER IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED. BOUNDED BY OUTSIDE CORNERS 1 THROUGH 7,TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER FROM JOHN S. SHANNON AND ELIZABETH H. SHANNON BY DEED DATED 18 MAY 1983, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN DEED BOOK 1487, PAGE 1695 AND SUBJECT TO THAT CERTAIN DEED OF TRUST TO DOMINION BANK, N.A., FORMERLY FIRST NATIONAL EXCHANGE BANK, BY DEED RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1487, PAGE 1695.

THE SAID OWNERS CERTIFIES THAT HE HAS SUBDIVIDED 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 AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 16 DAY

OF 1990.

OWNER: W.A. OELSCHLAGER

DANIEL C. NAFF JR. VICE PRESIDENT DOMINION BANK, N.A., LIEN HOLDER

STATE OF VIRGINIA

I, RONNO J. BOOTFLE , A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT W.A. OELSCHLAGER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON THIS 16 DAY OF JOLY, 1990.

MY COMMISSION EXPIRES DECEMBER 16, 1991

STATE OF Virginia

I, SAMA V. PRILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT DANIEL C. NAFF JR., VICE PRESIDENT, DOMINION BANK, N.A. HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 19-DAY OF July, 1990.

Saw V. Quillaman

GRAPHIC SCALE

(IN FEET) 1 inch = 50 ft.

No. 1428B

I HEREBY CERTIFY THAT THIS PLAT

OF MY KNOWLEDGE AND BELIEF.

VINCENT K. LUMSDEN

OF SURVEY IS CORRECT TO THE BEST

1120/90

DATE

LEGEND:

C = CURVE

BLK = BLOCK

NDL = NEW DIVISION LINE

M.B.L. = MINIMUM BUILDING LINE

R/W = RIGHT-OF-WAY

S.F. = SQUARE FEET

AC. = ACRE/ACRES

VAR. = VARIABLE