

CBM #22466 re Appr. 1650125 & 1650126

This original size plat is not reduced $\rightarrow 1"=30'$ \leftarrow

Know all men by these presents to wit:

That Murray A. Stoller and Arlene W. Stoller are the fee simple owners of the land shown hereon bounded by corners 1 to 7 to 1, inclusive, which comprises all the land conveyed to said owners by Deeds recorded in Deed Book 879, Page 452, & D.B. 1595, page 270 in the Clerk's Office of the Circuit Court of the City of Roanoke.

The said owners hereby combine the parcels referred to in above deeds, creating 0.267 acre new Lot 2-A.

That Paul Sandum, Madeline Sandum and Margo G. Saliba are the fee simple owners of the land shown hereon bounded by corners 4 to 11 to 4 inclusive, which is the land conveyed to said owners by deed recorded in said Clerk's Office in DB. 1619, Pg. 486

The said owners hereby designate their 0.220 acre property new Lot 1-A.

The said owners certify that they have subdivided the land shown hereon entirely of their own free will and accord as required by Section 15.1-465 through 15.1-485 of the 1950 Code of Virginia as amended to date, and further pursuant to and in compliance with City of Roanoke land subdivision ordinances.

In witness whereof hereby are placed the signatures of
Murray A. Stoller and Arlene W. Stoller, on this 27 day of August, 1991.

Murray A. Stoller
Murray A. Stoller
State of Virginia,
City of Roanoke, To-wit:

I, a Notary Public in and for the aforementioned City and State, certify that Murray A. Stoller and Arlene W. Stoller have appeared before me and acknowledged the foregoing instrument on this 27 day of August, 1991. Mary R. Perry
Approved: My Commission Expires: 3/23/92

Edward F. Trech 10/22/91
Agent to the Planning Commission date

Charles M. Huffing 10/22/91
City Engineer date

In the Clerk's Office of the Circuit Court of
the City of Roanoke, Virginia, this Map is
presented and with the Certificate of
Acknowledgement thereto annexed, is
admitted to record at 4:05 o'clock P.M.,
on this 23 day of October, 1991.
Teste, A. Dale Hendrick, Clerk
by Patty Humphrey
Deputy Clerk

Revised Map of Block 1 Map Book 1 Pg 6
Property of James P. Woods Heirs

Mary Coleman Atkinson
DB 1290 Pg 638

2911

Block 1
Lot 3
Apr. 1650124

Spessard Avenue S.W. 50' R/W

576°42'E 62.9 Feet

former Lot 2

Apr 1650125 X
New Lot 2-A
bounded by
Corners 1 to 7
to 1, inclusive
= 0.267 ac.

Murray A. Stoller
& Arlene W. Stoller
DB 879, pg 452
& DB 1595, pg 270

Old Lot line 4 to 1 = 183.60
4 to 5 = 148.00

former Lot 1

Apr 1650126 X
New Lot 1-A
0.220 Ac.

Paul Sandum,
Madeline Sandum,
& Marga G. Saliba
greater part Lot 1
DB 1619 Pg 486

Curve 10 to 11
Δ = 73°16'
Tan. 29.74
radius 40.00
arc 51.15
N 40°04'W
P.L. 47.73' chord

2907

2903

6 = 4' high alum. fence post
5 to 6 = new line
N 85°50'E →
1.58 feet

Old iron pipe
found at 1
= old lot corner
60.0 = 1 to 2

7 = iron pin
set in fence line

7 to 1 = 58.85
1.15 feet

Ashby Street S.W. 50' R/W

Steep grade = not developed

Δ = 89°16'
Tan. = 19.75
Radius = 20.0'
Arc = 31.16'
28.1' = chord

Oak Crest Avenue s.w. 40' R/W 1"=30'

In witness whereof hereby are placed the signatures of
Paul Sandum Madeline Sandum & Margo G. Saliba on this 17 day of October, 1991 BY ANDRE SALIBA AND SAYDI SALIBA, ATTORNEYS
Andre G. Saliba *Andre G. Saliba* *Andre G. Saliba* IN FACT FOR PAUL SANDUM, MADELINE SANDUM
Sgt. W. Saliba *Sgt. W. Saliba* *Sgt. W. Saliba* AND MARGO G. SALIBA.
Paul Sandum Madeline Sandum Margo G. Saliba

State of Virginia, City of Roanoke:
Paul Sandum, Madeline Sandum and Margo G. Saliba BY ANDRE SALIBA AND SANDI SALIBA, ATTORNEYS-AT-LAW
acknowledged their signatures before me this 17th day of OCTOBER 1991 FAK FOR THEM
My Commission expires 3/24/93 Mary L. Perry
Notary Public

Surveyors' Statement:

This plat is based on Revised Map of Block 1, property of James P. Woods Heirs by C.B. Malcolm & Son dated Jan. 15, 1951 and recorded in Map Book 1, Page 6 and Plat of survey, property of Murray A. and Arlene W. Stoller, being all of Lot 2 of above map by CBM & Son dated May 21, 1952, not recorded. The new lines defining the south west ^{part} of Lot 1 owned by Murray A. Stoller et ux as shown hereon bounded by corners 5 to 6 to 7 to 1 are based on a current survey. Other dimensions hereon are from said record map.

This property does not lie within the limits of a 100 year flood boundary as designated by current FEMA maps

*Sandum-Stoller Map
showing the resubdivision of properties of
Paul Sandum et als (Lot 1) & Murray A. Stoller et ux (lot 2)
creating new Lot 1-A (0.220 ac.)
and new Lot 2-A (0.267 ac.)*

2903 & 2907 Oak Crest Av., s.w., Roanoke, Va.
by C.B. Malcolm & Son
Aug. 23, 1991 State Cert. Engrs I" = 30'
#22466 re Appr. 1650125 & 1650126

Map Book | Page | 10 |