THIS IS AN ORIGINAL PLAT AND HAS NOT BEEN REDUCED

M.B. 1 PG. 1209

KNOW ALL MEN BY THESE PRESENTS TO WIT :

THAT BARRY E. & REBECCA S. WIRT ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 3, 4, 5, 6 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 11, 1986 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1539, PAGE 1104.

THAT B & D PROPERTIES, A VIRGINIA GENERAL PARTNERSHIP IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 6 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 27, 1992 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1669, PAGE 303 AND BEING SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED OCTOBER 27, 1992 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1669, PAGE 306 TO WILLIAM J. CREECH, JR. AND G. MICHAEL PACE, JR., TRUSTEES, SECURING A NOTE TO DOMINION BANK, NATIONAL ASSOCIATION, BENEFICIARY.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS.

OWNER
D.B. 1539, PG. 1104
Barry E. Wirt 4/23/93
BARRY E. WIRT DATE

OWNER
D.B. 1539, PG. 1104
Rebecca S. Wirt 4/23/93
REBECCA S. WIRT DATE

B & D PROPERTIES
OWNER
D.B. 1669, PG. 303
Barry E. Wirt 4/23/93
BARRY E. WIRT DATE
MANAGING PARTNER

TRUSTEE
D.B. 1669, PG. 306
William J. Creech Jr. 4/23/93
WILLIAM J. CREECH, JR. DATE

DOMINION BANK, NATIONAL ASSOCIATION
BENEFICIARY
D.B. 1669, PG. 306
Carrie H. McAllister AVP 4/23/93
AUTHORIZED AGENT DATE

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Joyce R. West, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, BARRY E. & REBECCA S. WIRT, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF April ,1993.

MY COMMISSION EXPIRES: 9/30/1995
Joyce R. West
NOTARY PUBLIC

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Sharon U. Craft, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, BARRY E. WIRT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF April ,1993.

MY COMMISSION EXPIRES: 2/28/94
Sharon U. Craft
NOTARY PUBLIC

APPROVED:

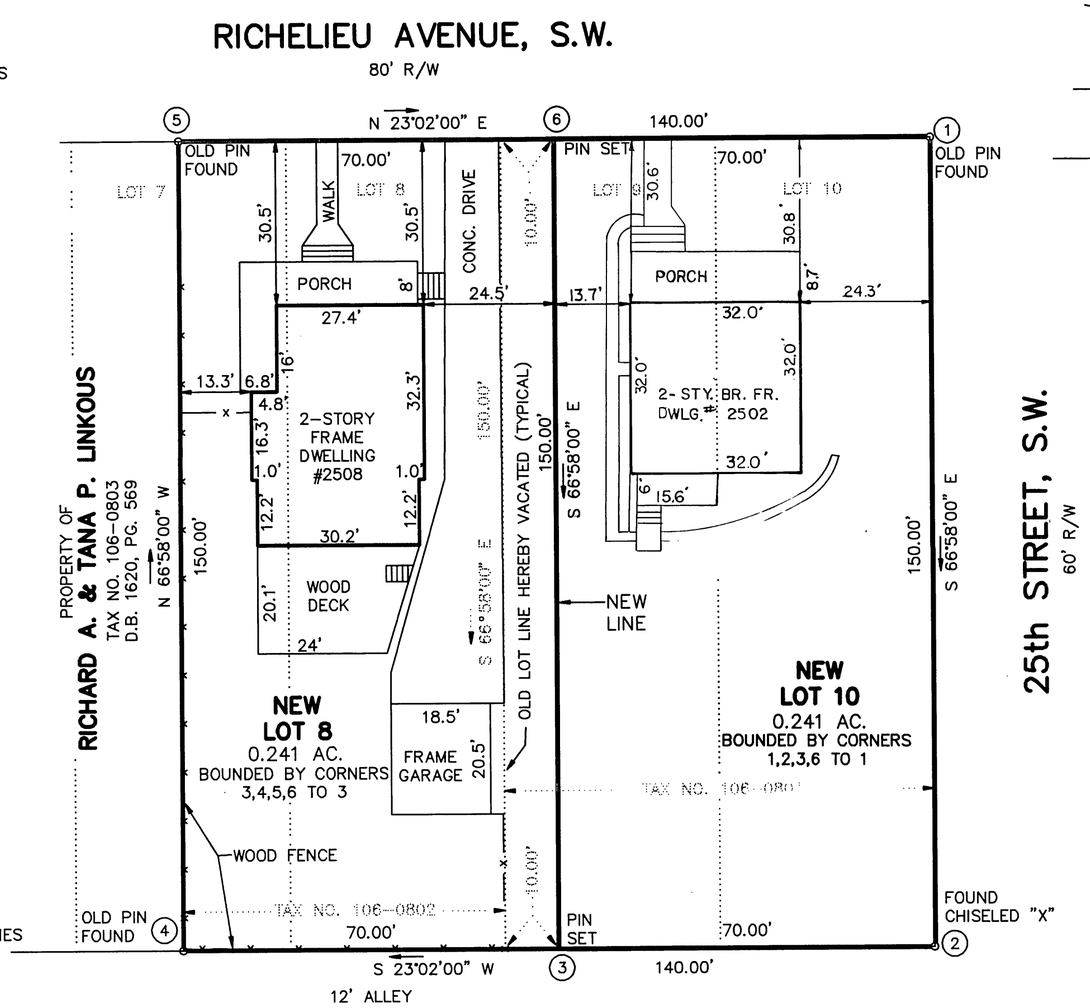
Edward K. Tucker May 6, 1993
AGENT - CITY OF ROANOKE PLANNING COMMISSION DATE

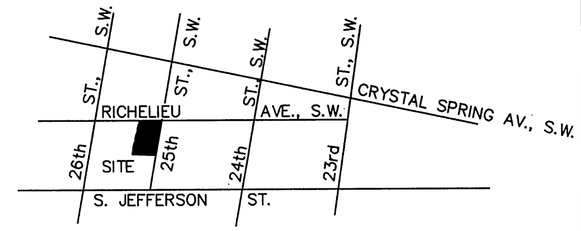
Charles M. Huffine 5/6/93
CITY ENGINEER - CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:00 O'CLOCK P.M. ON THIS 6 DAY OF May, 1993.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Patty Humphrey
DEPUTY CLERK





VICINITY MAP

MERIDIAN OF CRYSTAL SPRING LAND CO. P.B. 1, PG.'S 102-103

BOUNDARY COORDINATES

COR.	NORTHING	EASTING
1	5000.00	5000.00
2	4941.31	5138.04
3	4876.89	5110.65
4	4812.47	5083.26
5	4871.16	4945.22
6	4935.58	4972.61
1	5000.00	5000.00

BOUNDARY COORDINATES SHOWN HEREON ARE BASED ON ASSUMED DATUM

COMMONWEALTH OF VIRGINIA
JOHN T. PARKER
No. 1076
5/4/93
LAND SURVEYOR

THIS PLAT IS BASED ON A CURRENT BOUNDARY SURVEY AND LEGAL DESCRIPTIONS CONTAINED IN D.B. 1539, PG. 1104 AND D.B. 1669, PG. 303

TO THE BEST OF MY KNOWLEDGE THE SOURCE OF TITLE IS AS SHOWN HEREON.

John T. Parker 5/4/93
JOHN T. PARKER, L.S. DATE

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Carol C. Martin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, WILLIAM J. CREECH, JR., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF April ,1993.

MY COMMISSION EXPIRES: August 31, 1993
Carol C. Martin Commissioned as Carol J. Creech
NOTARY PUBLIC

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Sharon U. Craft, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, Carrie H. McAllister WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF April ,1993.

MY COMMISSION EXPIRES: 2/28/94
Sharon U. Craft
NOTARY PUBLIC

10' 0' 25' 50'
1" = 20'
GRAPHIC SCALE

NOTES:
1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. **THIS PROPERTY IS CURRENTLY ZONED RS-3.**

SUBDIVISION FOR

B & D PROPERTIES, A VIRGINIA PARTNERSHIP

AND

BARRY E. & REBECCA S. WIRT

SHOWING THE RESUBDIVISION OF LOTS 8, 9, & 10 AND 1/2 OF LOT 7, SECTION 57, CRYSTAL SPRING LAND CO., P.B. 1, PG.'S 102-103 AND CREATING NEW LOT 8 (0.241 AC.) AND NEW LOT 10 (0.241 AC.)

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.'S: 106-0801 & 0802
DRAWN: DAP/CADD
CALC.: DAP
N.B.: JW-49

SCALE: 1" = 20'
MARCH 31, 1993
W.O.: 93-0347

M.B. 1 PG. 1209