

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BOBBY NEIL PEDIGO AND DARLENE S. PEDIGO ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.867 ACRES BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY MOLLIE PEDIGO HARRIS, EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF CLARENCE NEIL PEDIGO, BY DEED DATED JANUARY 13, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1703, PAGE 1224.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH 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 SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Bobby N. Pedigo 7-5-95 *Darlene S. Pedigo* 7-5-95
BOBBY NEIL PEDIGO, OWNER DATE DARLENE S. PEDIGO, OWNER DATE
D.B. 1703, PG. 1224 D.B. 1703, PG. 1224

STATE OF VIRGINIA
COUNTY OF Roanoke TO WIT:

I, MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT BOBBY NEIL PEDIGO AND DARLENE S. PEDIGO, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 5TH DAY OF JULY, 1995.

MY COMMISSION EXPIRES:

JUNE 30, 1999

Margaret S. Conner
NOTARY PUBLIC

GENERAL 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 X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

BOUNDARY NOTES:

THIS PLAT SUBDIVIDES EXISTING TAX PARCEL NO. 708-0215 BEING ORIGINAL LOT 14, BLOCK 3, VINYARD GARDENS (0.867 AC.) AND CREATES HEREON NEW LOT 14A (0.383 AC.) AND NEW LOT 14B (0.484 AC.).

LEGEND

○ PROPERTY CORNER
---X--- CHAIN LINK FENCE
-OHW- OVERHEAD WIRES
CONC CONCRETE

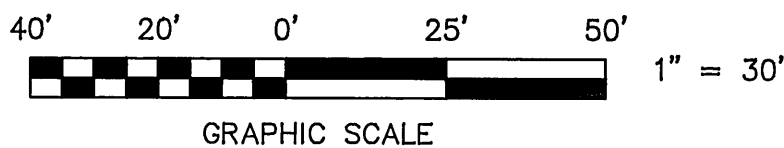
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:00 O'CLOCK A.M. ON THIS 6th DAY OF JULY, 1995.

TESTE: ARTHUR B. CRUSH, III

CLERK

BY: *Kathy Childs*
DEPUTY/CLERK

CLOSED BY LRD



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

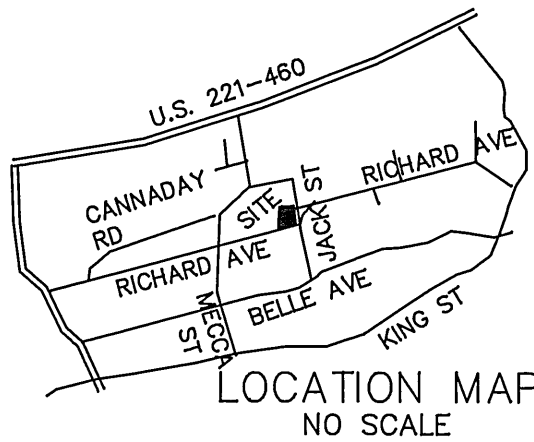
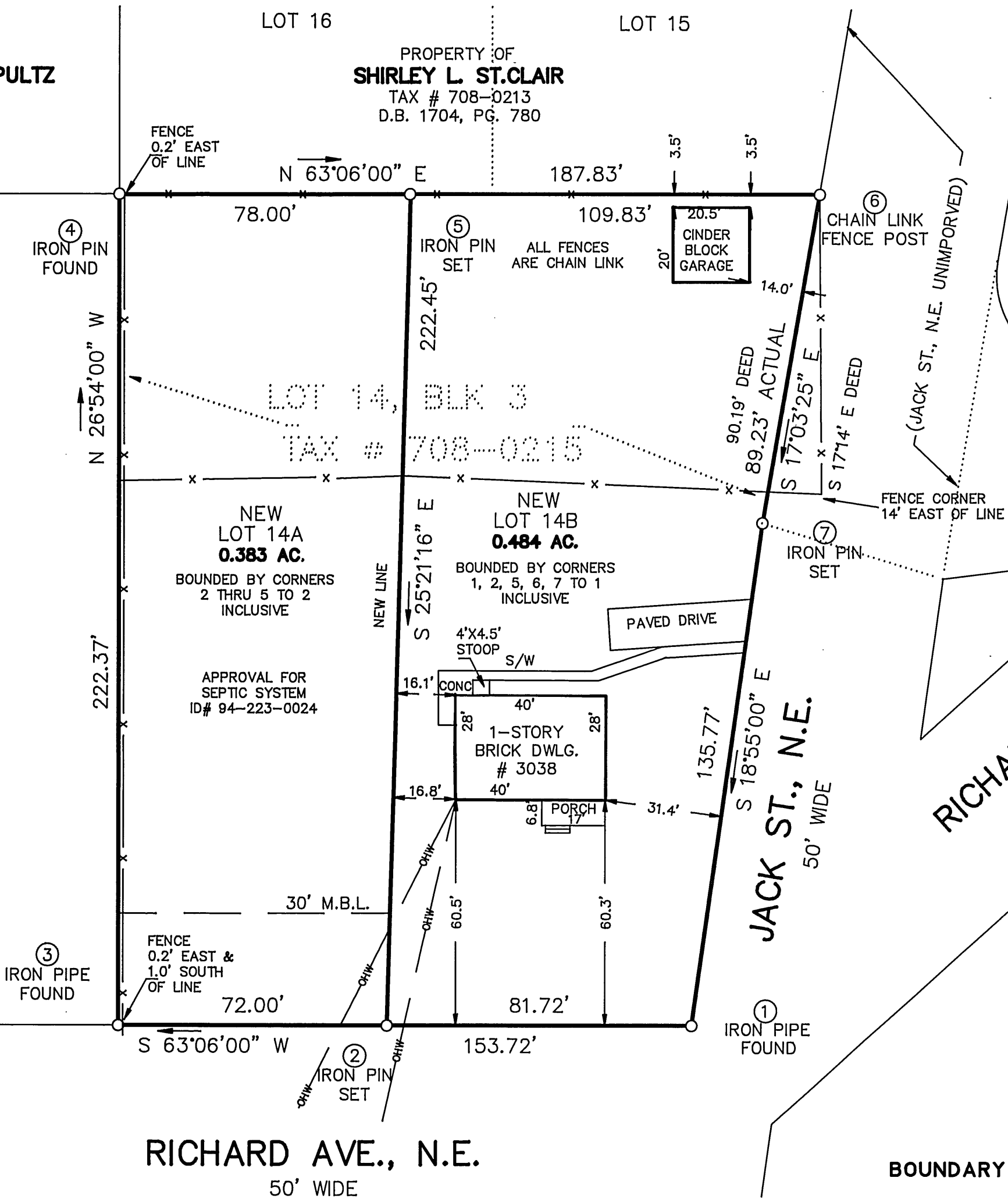
LOT 17
PROPERTY OF
EUNICE GABRIELLE PULTZ
TAX # 708-0212
W.B. 25, PG. 469

LOT 16
PROPERTY OF
SHIRLEY L. ST. CLAIR
TAX # 708-0213
D.B. 1704, PG. 780

LOT 13
PROPERTY OF
SHERRY L. DALGLISH
TAX # 708-0216
D.B. 1672, PG. 1612

LEGEND

○ PROPERTY CORNER
OHW OVERHEAD WIRE
-X- EXISTING FENCE
CONC CONCRETE



COORDINATES

POINT	NORTHING	EASTING
1	2000.00	2000.00
2	1963.03	1927.12
3	1930.45	1862.91
4	2128.76	1762.30
5	2164.05	1831.87
6	2213.74	1929.81
7	2128.44	1955.98
1	2000.00	2000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

BOUNDARY SURVEY AND SUBDIVISION FOR
BOBBY NEIL & DARLENE S. PEDIGO

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY, BOBBY NEIL & DARLENE S. PEDIGO ARE THE OWNERS OF RECORD, SEE D.B. 1703, PG. 1224.

Linda R. Duffy 6/15/95
LINDA R. DUFFY, L.S. DATE



SHOWING DIVISION OF LOT 14, BLOCK 3, VINYARD GARDENS, P.B. 2, PG. 191 CREATING HEREON NEW LOT 14A (0.383 AC.) AND NEW LOT 14B (0.484 AC.) SITUATE ON RICHARD AVE., N.E. AND JACK ST., N.E. ROANOKE, VIRGINIA

TAX # 708-0215
CALC: LRD
DRAWN: LRD/112
N.B. G-154

SCALE: 1" = 30'
DATE: JUNE 15, 1995
W.O. 95-0567



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