

# KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PAUL W. YENGST, MARTHA H. YENGST, JEFFREY H. KRASNOW AND RITA M. KRASNOW ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY CORNERS 1 THRU 7 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO PAUL W. YENGST, ET UX BY DEED DATED APRIL 3, 1979, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1439, PAGE 679 AND ALL OF THE LAND CONVEYED TO PAUL W. YENGST, ET UX BY DEED DATED FEBRUARY 19, 1980, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1451, PAGE 379 AND ALL OF THE LAND CONVEYED TO JEFFREY H. KRASNOW, ET UX BY DEED DATED MARCH 21, 1979, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1439, PAGE 1106 AND ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED FEBRUARY 19, 1980, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1451, PAGE 490.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THRU 15.1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 21st DAY OF AUGUST, 1995.

BY: Paul W. Yengst  
PAUL W. YENGST

BY: Martha H. Yengst  
MARTHA H. YENGST

BY: Jeffrey H. Krasnow  
JEFFREY H. KRASNOW

BY: Rita M. Krasnow  
RITA M. KRASNOW

## STATE OF VIRGINIA

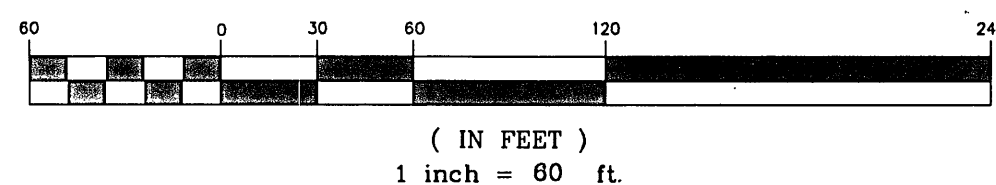
Notary Public OF Roanoke

I, Vincent K. Lumsden, A NOTARY PUBLIC IN AND FOR THE AFORESAID State AND STATE DO HEREBY CERTIFY THAT PAUL W. YENGST, MARTHA H. YENGST, JEFFREY H. KRASNOW AND RITA M. KRASNOW, OWNERS, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID State AND STATE AND ACKNOWLEDGED THE SAME ON August 21, 1995.

MY COMMISSION EXPIRES August 3, 1995

Vincent K. Lumsden  
NOTARY PUBLIC

## GRAPHIC SCALE



BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	4813.29244	5113.94814
3	4689.11917	4987.80888
4	4858.45720	4655.46427
5	5279.67409	4769.67834
6	5041.98821	4955.42160
7	4983.67762	4987.74246
1	5000.00000	5000.00000
TOTAL AREA 2.910 ACRES		

CURVE DATA						
CURVE	ANGLE	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C-1	276°22'46"	50.00	---	241.19	66.66	N 29°00'00" W
C-2	115°22'56"	50.00	79.06	100.69	84.52	S 51°29'55" W
C-3	87°15'37"	50.00	47.66	76.15	69.00	S 49°49'11" E
C-4	73°44'23"	50.00	37.50	64.35	60.00	N 49°40'49" E
C-5	48°11'23"	25.00	11.18	21.03	20.41	N 36°54'19" E

LEGEND	
D.E.	- DRAINAGE EASEMENT
S.S.E.	- SANITARY SEWER EASEMENT
M.B.	- MAP BOOK
PG.	- PAGE
G.A.E.	- GUY ANCHOR EASEMENT
M.B.L.	- MINIMUM BUILDING LINE

## NOTES:

1. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
2. THIS PROPERTY DOES NOT LIE 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51161C0048D, DATED OCTOBER 15, 1993. FLOOD ZONE "X".
3. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS WHICH EFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY ZONED RS-1.

PLAT SHOWING  
THE COMBINATION OF  
SOUTHERLY ONE-HALF OF ORIGINAL LOT 6 (0.485 AC.)  
AND  
NORTHERLY ONE-HALF OF ORIGINAL LOT 8 (0.484 AC.)  
SECTION #2, JEFFERSON PARK (M.B. 1 PG. 220)

CREATING HEREON

**NEW LOT 7A (0.969 AC.)**

PROPERTY OF  
PAUL W. YENGST, MARTHA H. YENGST,  
JEFFREY H. KRASNOW, AND RITA M. KRASNOW

**NEW LOT 6A (1.000 AC.)**

PROPERTY OF  
JEFFREY H. KRASNOW AND RITA M. KRASNOW

**NEW LOT 8A (0.941 AC.)**

PROPERTY OF  
PAUL W. YENGST AND MARTHA H. YENGST

SITUATED ALONG OLD COURT LANE, S.W.

ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 18 JULY 1995

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

COMM. 95-243

## APPROVED:

Philip C. Schirmer  
CITY ENGINEER, ROANOKE, VIRGINIA

8/24/95  
DATE

John H. Russell  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

8/24/95  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 25, 1995, AT 10:14 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Kathleen Maland  
DEPUTY CLERK

