

# NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. 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. SEE COMMUNITY PANEL NUMBER 5101300048D, ZONE "X", DATED OCTOBER 15, 1993.
3. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS PLAT IS A SUBDIVISION OF TAX MAP NUMBERS 1050701 & 1050711 TO CREATE NEW LOTS 9A-1 & 10A.
6. WAIVER GRANTED BY CITY OF ROANOKE BOARD OF ZONING APPEALS BY ORDER NUMBER 68-94V-A, AS FOLLOWS:  
VARIANCES FROM SECTION 36.1-111 (A), (ZONING), TO ALLOW THE REAR YARD SETBACK TO BE 20.7 FEET, IN LIEU OF THE MINIMUM REQUIRED 25 FEET.

| BOUNDARY COORDINATES                   |           |           |
|--|-----------|-----------|
| ORIGIN OF COORDINATES ASSUMED          |           |           |
| CORNER                                 | NORTH     | EAST      |
| 1                                      | 592.48653 | 558.50521 |
| 2                                      | 500.00001 | 500.00000 |
| 3                                      | 529.39073 | 453.18701 |
| 4                                      | 521.02315 | 420.15908 |
| 5                                      | 594.43001 | 401.56157 |
| 6                                      | 622.26511 | 511.43041 |
| 1                                      | 592.48653 | 558.50521 |
| TOTAL AREA - 11,659 SQ.FT. = 0.268 AC. |           |           |

## APPROVED:

*Charles M. Duffins* 3-19-96  
CITY ENGINEER, ROANOKE, VIRGINIA DATE

*John Thomas Jasselli* 3-19-96  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THE 20th DAY OF March, 1996, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:22 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK

*Doreen Phillips*  
DEPUTY CLERK

## KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PETER A. WALLENBORN, JR. AND ROBERT C. WALLENBORN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF LOT 9A CONVEYED TO PETER A. WALLENBORN, JR. FROM CHRISTOPHER M. NELSON & TRACY F. NELSON BY DEED DATED APRIL 28, 1995, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN D.B. 1736, PG. 1386, AND ALL THE LAND (BEING PART OF ORIGINAL LOTS 9 & 10, BLOCK 23, CRYSTAL SPRING LAND COMPANY MAP) CONVEYED TO ROBERT C. WALLENBORN FROM HELEN T. STROUD BY DEED DATED MAY 18, 1994, RECORDED IN THE AFORESAID CLERK'S OFFICE IN D.B. 1713, PG. 1360, WHICH PROPERTY IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO BURTON L. ALBERT AND DOUGLAS W. KIELKOPF, TRUSTEES, SECURING HELEN T. STROUD, BENEFICIARY DATED MAY 23, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN D.B. 1713, PG. 1362.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 22nd DAY OF February, 1996.

BY: *Peter A. Wallenborn, Jr.* BY: *Burton L. Albert*  
PETER A. WALLENBORN, JR. BURTON L. ALBERT, TRUSTEE

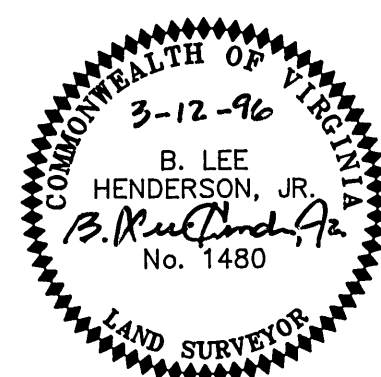
BY: *Robert C. Wallenborn* BY: *Helen T. Stroud*  
ROBERT C. WALLENBORN HELEN T. STROUD, BENEFICIARY

STATE OF VIRGINIA  
County of Roanoke

I, *SARA V. PHILLAMAN*, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT PETER A. WALLENBORN, JR., ROBERT C. WALLENBORN, OWNERS, BURTON L. ALBERT, TRUSTEE AND HELEN T. STROUD, BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED January 26, 1996, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON February 22, 1996.

MY COMMISSION EXPIRES ON January 31, 1999.

*Sara V. Phillaman*  
NOTARY PUBLIC



I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*B. Lee Henderson, Jr.*  
B. LEE HENDERSON, JR.  
L.S. #1480

3-12-96  
DATE

PLAT SHOWING  
RE-SUBDIVISION OF  
LOT 9A, BLOCK 23,  
CRYSTAL SPRING LAND COMPANY MAP (M.B. 1, PG. 1404)  
PROPERTY OF  
PETER A. WALLENBORN, JR.  
AND PART OF ORIGINAL LOTS 9 & 10, BLOCK 23  
CRYSTAL SPRING LAND COMPANY MAP (P.B. 1, PG. 102-103)  
PROPERTY OF  
ROBERT C. WALLENBORN  
CREATING HEREON  
NEW LOT 9A-1 (0.125 AC.)  
AND  
NEW LOT 10A (0.143 AC.)  
ROANOKE, VIRGINIA

SCALE: 1" = 20' DATE: 26 JANUARY 1996

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

COMM. # 95-373