

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

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD H. WEST IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS LOT 8 AND LOT 9, BLOCK 1, CRYSTAL SPRING LAND COMPANY MAP RECORDED IN PLAT BOOK 1, PAGES 101 & 1020 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY RICHARD H. WEST AND DONNA H. WEST BY DEED DATED FEBRUARY 15, 1995 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1760, PAGE 1731.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS RESUB-DIVIDED AND COMBINED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND VACATES THE OLD INTERNAL LOT LINE 3A TO 6A, AS SHOWN DOTTED HEREON, AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURE OF SAID OWNER.

Richard H. West 5/15/96  
RICHARD H. WEST, OWNER DATE  
D.B. 1760, PG. 1731

STATE OF VIRGINIA  
CITY OF ROANOKE  
TO WIT:

I, Bonnie D. Wallan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD H. WEST WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15th DAY OF May, 1996.

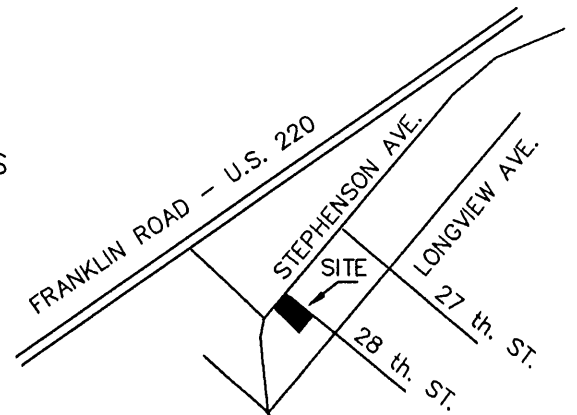
MY COMMISSION EXPIRES: 12-31-96  
Bonnie D. Wallan  
NOTARY PUBLIC

# GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
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.

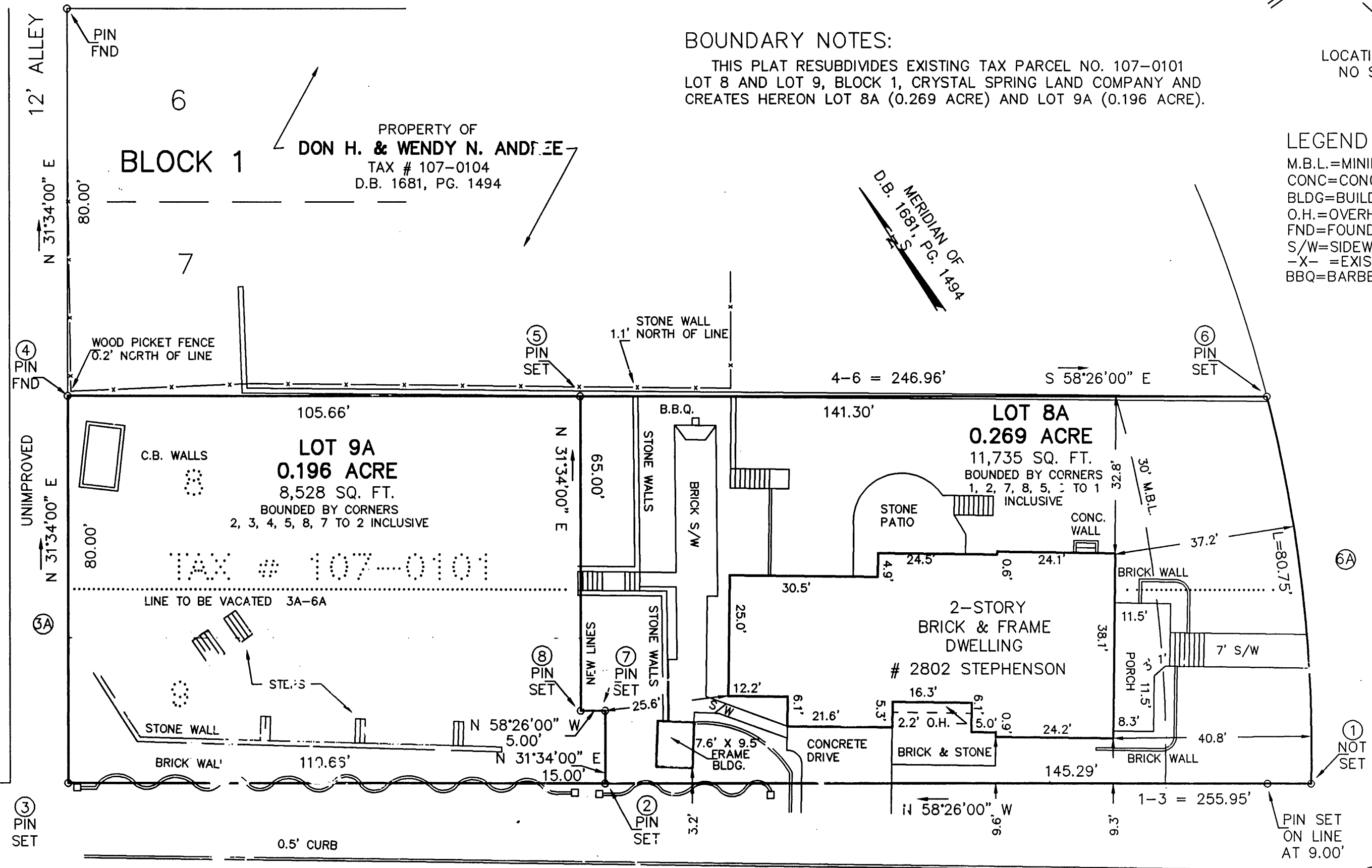
# BOUNDARY NOTES:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 107-0101 LOT 8 AND LOT 9, BLOCK 1, CRYSTAL SPRING LAND COMPANY AND CREATES HEREON LOT 8A (0.269 ACRE) AND LOT 9A (0.196 ACRE).



# LEGEND

- M.B.L.=MINIMUM BUILDING LINE
- CONC=CONCRETE
- BLDG=BUILDING
- O.H.=OVERHANG
- FND=FOUND
- S/W=SIDEWALK
- X- =EXISTING FENCE
- BBQ=BARBECUE



STEPHENSON AVENUE, S.W.  
(FORMERLY FRANKLIN AVENUE)  
80' WIDE  
0.5' CURB

CURVE DATA  
Δ = 15°25'18"  
R = 300.00'  
T = 40.62'  
L = 80.75'  
S 25°09'15" W  
CH. 80.50'

28 th. STREET, S.W.  
60' WIDE  
(FORMERLY 7 th. STREET)

# APPROVED:

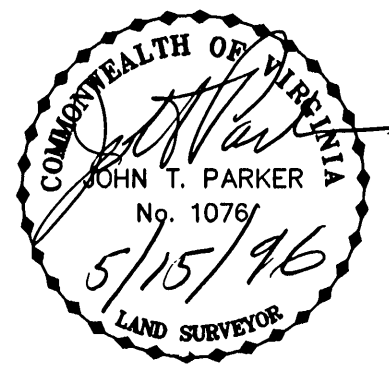
John Thomas Javelle 5/16/96  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION  
Charles M. Huffine 5-16-96  
CITY ENGINEER - CITY OF ROANOKE DATE

# COORDINATES

CORNER	NORTHING	EASTING
1	3000.00	3.00.00
2	3076.06	2 76.21
3	3133.99	2/81.92
4	3202.15	2823.80
5	3146.84	2913.82
6	3072.87	3034.22
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. RICHARD H. WEST IS THE OWNER OF RECORD, SEE D.B. 1760, PG. 1731.  
John T. Parker 5/15/96  
JOHN T. PARKER, L.S. DATE



# RESUBDIVISION FOR RICHARD H. WEST

SHOWING THE RESUBDIVISION OF LOT 8 & LOT 9, BLOCK 1, CRYSTAL SPRING LAND CO. MAP P.B. 1, PGS. 102-103 CREATING HEREON NEW LOT 8A (0.269 AC.) AND NEW LOT 9-A (0.196 AC.) SITUATE ON STEPHENSON AVENUE, S.W. & 28 th. STREET, S.W. ROANOKE, VIRGINIA

TAX # 107-0101  
DRAWN: LRD/127  
CALC: LRD  
N.B. JR-147  
SCALE: 1" = 20'  
DATE: MAY 15, 1996  
W.O. 96-0265

**TPP&S** T. P. PARKER & SON  
ENGINEERS 816 Boulevard  
SURVEYORS Post Office Box 39  
PLANNERS Salem, Virginia 24153

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 11:51 O'CLOCK A.M. ON THIS 16 DAY OF May, 1996.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Kathy Humphreys  
DEPUTY CLERK

