

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT DIANA H. CRADDOCK IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON AS PARCEL B, GRANDIN COURT ANNEX, SAID PROPERTY HAVING BEEN ACQUIRED BY DEED OF RECORD IN DEED BOOK 1613 AT PAGE 1494, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA.

AND THAT MATTHEW J. MACHTAY IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON AS PARCEL A, GRANDIN COURT ANNEX, SAID PROPERTY HAVING BEEN ACQUIRED BY DEED OF RECORD IN DEED BOOK 1762 AT PAGE 312, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF LAND AS SHOWN HEREON HAS BEEN MADE WITH THEIR CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE, AND AS REQUIRED BY THE SUBDIVISION AND ZONING ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

BY: Diana H. Craddock 10-08-96  
DIANA H. CRADDOCK DATE

Matthew J. Machtay 10-8-96  
MATTHEW J. MACHTAY DATE

**NOTARY'S CERTIFICATE**

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Roanoke

I, Deborah U. Crofts, A NOTARY PUBLIC IN AND FOR THE AFORESAID city AND STATE, DO HEREBY CERTIFY THAT DIANA H. CRADDOCK

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON October 8, 1996.

MY COMMISSION EXPIRES ON June 30, 1998.

Deborah U. Crofts  
NOTARY PUBLIC

**NOTARY'S CERTIFICATE**

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Roanoke

I, Deborah U. Crofts, A NOTARY PUBLIC IN AND FOR THE AFORESAID city AND STATE, DO HEREBY CERTIFY THAT MATTHEW J. MACHTAY

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON October 8, 1996.

MY COMMISSION EXPIRES ON June 30, 1998.

Deborah U. Crofts  
NOTARY PUBLIC

APPROVED:

John Thomas Smith 10/17/96  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

Charles M. Huffner 10/17/96  
CITY ENGINEER, ROANOKE VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON October 31, 1996, AT 9:20 O'CLOCK A.M.

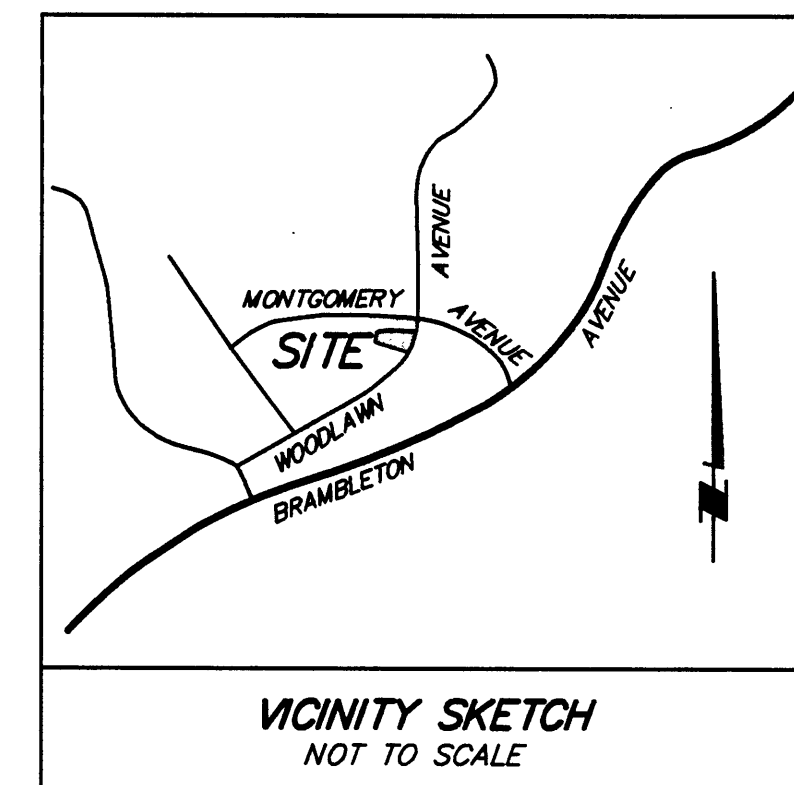
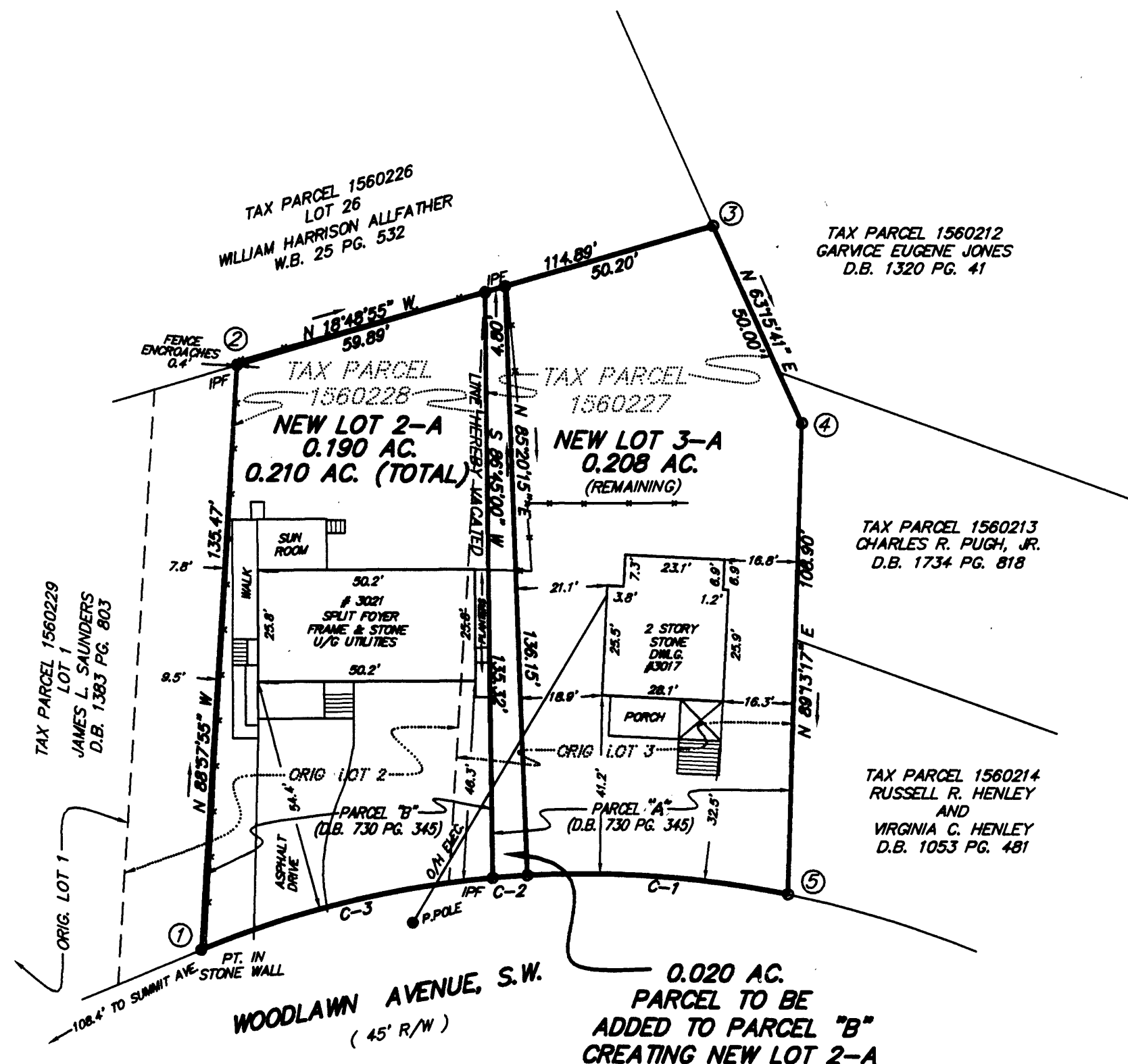
TESTEE: Arthur P. Crish III, CLERK

Reva Testerman  
DEPUTY CLERK

THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	233.57	60.81	60.45	S 01°34'17" W	145°2'10"
C-2	233.57	8.00	8.00	S 06°50'41" E	01°57'45"
C-3	233.57	69.90	69.64	S 16°24'00" E	170°8'53"

D.B. 730 Pg. 345

**BOUNDARY COORDINATES**  
ASSUMED DATUM

1	N 9948.2276	E 10143.7514
2	N 9950.6740	E 10008.3036
3	N 10059.4266	E 9971.2489
4	N 10081.9227	E 10015.9023
5	N 10083.4025	E 10124.7923
1	N 9948.2276	E 10143.7514

PLAT OF SUBDIVISION  
OF  
**LOTS 2 AND 3**  
**GRANDIN COURT ANNEX**  
(DEED BOOK 730, PAGE 347)  
**CREATING**  
**LOT 2-A (0.210 AC.)**  
AND  
**LOT 3-A (0.208 AC.)**  
PROPERTY OF  
**DIANA H. CRADDOCK**  
AND  
**MATTHEW J. MACHTAY**  
CITY OF ROANOKE, VIRGINIA

**SHANKS ASSOCIATES, P.C.**  
**SURVEYORS & PLANNERS**  
313 LUCK AVENUE  
ROANOKE, VIRGINIA 24016  
(540) 343-6685

DATE: 4/24/96 SCALE: 1"=30'  
CALC: ROC DRAWN BY: JRA  
CREW: JRA F.B.: 93.13  
CHECKED BY: Rec JOB NO.: 696014

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

Fred O. Shanks III  
FRED O. SHANKS, III  
Land Surveyor # 1544

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF OCTOBER 15, 1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 51161C0044 D.
3. THE SUBJECT PROPERTY IS ZONED RS-3.

