

NOTES:

1. This Plat was prepared without benefit of a Title Report and is subject thereto. Therefore, there may exist encumbrances that affect the property which are not shown on this plat.
2. The subject property is located in flood insurance zone "X" as designated by F.E.M.A. This determination is based on F.E.M.A. map, Panel 44, dated October 15, 1993, and has not been verified by actual field elevations.
3. I.P.F. denotes Iron Pin Found
4. I.P.S. denotes Iron Pin Set
5. M.B.L. denotes Minimum Building Line.
6. The area dedicated to the City of Roanoke for Street purposes is bounded by Corners 4,5,6,7,4.
7. Existing Water Line and Sewer Lateral to be abandoned. Location of lines shown on the plat are approximate and have not been field verified.

THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED

M.B. 1 PG. 1847

BOUNDARY COORDINATES

POINT	NORTHING	EASTING
1	4868.053	4928.656
2	4942.389	4791.175
3	5044.019	4963.710
4	5038.655	4967.410
5	5041.199	4971.729
6	5000.123	5000.066
7	4995.186	4997.397
1	4868.053	4928.656

Boundary Coordinates are based on an assumed datum.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That SUSANNE S. CLARKE is the Fee Simple Owner of the Parcel of Land shown hereon bounded by outside Corners 1 thru 7 to 1, inclusive, containing 0.401 Acres, known as Tax Parcel Number 1551416, and being that same land conveyed to Susanne S. Clarke from Meredith S. Clarke and Betty R. Clarke husband and wife, by deed dated May 7, 1984, and recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia in Deed Book 1502, Page 433.

That GREGORY L. SPANGLER has the Power of Attorney for Susanne S. Clarke, and hereby certifies that he has subdivided the land shown hereon entirely of his own free will and accord as required by section 15.1-465-485 of the 1950 code of Virginia as amended to date and the City of Roanoke, Virginia, subdivision ordinance as amended to date.

The Power of Attorney also hereby dedicates to the CITY OF ROANOKE, Virginia 0.006 Acres of land shown hereon for Street Purposes.

Witness the Signature and Seal of the said Power of Attorney.

POWER OF ATTORNEY for Owner
D.B. 1235, Pg. 293

GREGORY L. SPANGLER

DATE

STATE OF VIRGINIA
CITY OF ROANOKE

TO WIT:

I, Marti Haynes, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, GREGORY L. SPANGLER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THE 11th DAY OF August, 1998.

MY COMMISSION EXPIRES:

June 30th 2000

Marti Haynes
NOTARY PUBLIC

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 2:30 O'Clock P.M. on this 11th Day of August 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Kath Chis
DEPUTY CLERK

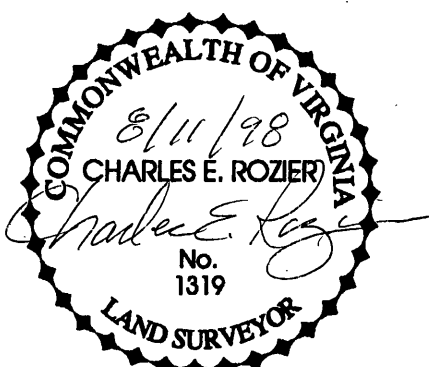
APPROVED:

John J. Small 8/11/98
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

DATE

Philip C. Schirmer
CITY ENGINEER - CITY OF ROANOKE

DATE



Colonial Lands

Surveying & Mapping
Roanoke, Virginia

Phone: (540) 977-6501 FAX: (540) 977-3377

SURVEY & SUBDIVISION FOR
SUSANNE S. CLARKE
SHOWING THE SUBDIVISION OF LOT 1, SECTION 12, GRANDIN COURT ANNEX
AND HALF OF CLOSED ALLEY (6.5' WIDE STRIP)
CREATING, LOT 1A Containing 0.246 Acres,
LOT 1B Containing 0.149 Acres and Dedicating
0.006 Acres to the CITY OF ROANOKE for Street Purposes

ROANOKE, VIRGINIA

Scale: 1"=30'

Date: July 23, 1998

M.B. 1 PG. 1847