

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DONALD R. & PATRICIA MARIE WOLTHUIS ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS NEW LOT 14A AND BEING A PORTION OF LOT 14, 15 & 16, SECTION 2, WINDSOR HILLS (P.B. 2, PG. 109) CONVEYED TO SAID OWNERS BY DEED DATED JULY 11, 1991 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1642, PAGE 371.

THAT NEIL AND SUSAN A. SCHLOSSBERG ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS NEW LOT 16A-1 AND BEING ALL OF NEW LOT 16-A, NEIL SCHLOSSBERG SUBDIVISION (M.B. 1, PG. 1422) CONVEYED TO SAID OWNERS BY DEED DATED NOVEMBER 3, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NO. 970022407.

THAT JOSEPH CHARLES & BETTY F. KEPLEY, TRUSTEES ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS NEW LOT C-2A AND BEING ALL OF LOT C-2, SCARLET H. HENSLEY MAP (M.B. 1, PG. 1004) CONVEYED TO SAID OWNERS BY DEED DATED SEPTEMBER 10, 1996 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1773, PAGE 1165.

THAT THE CITY OF ROANOKE, VIRGINIA IS THE OWNER OF THE PORTION OF PINEVALE ROAD, SHOWN HEREON WHICH IT HAS VACATED BY ORDINANCE NO. 33850-060198 DATED JUNE 1, 1998 AND HAS DULY RECORDED A DEED OF CLOSURE AS INST. NO. 980018562 IN THE AFORESAID CLERK'S OFFICE NAMING APPLICANTS (DONALD R. & PATRICIA MARIE WOLTHUIS, NEIL & SUSAN A. SCHLOSSBERG, AND JOSEPH CHARLES & BETTY F. KEPLEY, TRUSTEES) AS GRANTORS, SUBJECT TO THE RECORDATION OF THIS PLAT.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNERS HEREBY VACATE THE OLD DEED LINES AS SHOWN HEREON AS REQUIRED BY SECTION 15.2-2275 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS.

OWNER
D.B. 1642, PG. 371

Donald R. Wolthuis
DONALD R. WOLTHUIS

DATE

OWNER
D.B. 1642, PG. 371

Patricia Marie Wolthuis
PATRICIA MARIE WOLTHUIS

DATE

OWNER
INSTRUMENT NO. 970022407

Neil Schlossberg
NEIL SCHLOSSBERG

DATE

OWNER
INSTRUMENT NO. 970022407

Susan A. Schlossberg
SUSAN A. SCHLOSSBERG

DATE

OWNER
D.B. 1773, PG. 1165

Joseph Charles Kepley, Jr.
JOSEPH CHARLES KEPLEY
TRUSTEE

DATE
12/9/98

OWNER
D.B. 1773, PG. 1165

Betty F. Kepley, Jr.
BETTY F. KEPLEY
TRUSTEE

DATE
12/9/98

APPROVED:

John James Cassell 12/10/98
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

Charles M. Huffine 12-10-98
CITY ENGINEER
CITY OF ROANOKE, VIRGINIA

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. SEE PANEL NO. 51161C0044 D DATED 10/15/93.
3. CLOSED PORTION OF PINELAND ROAD, S.W. SURVEYED ONLY, REMAINING PROPERTY PLATTED FROM EXISTING RECORDS.

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 3:50 O'CLOCK P.M. ON THIS 10 DAY OF Dec, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Patty Humphrey
DEPUTY CLERK

STATE OF VIRGINIA
City of Roanoke

TO WIT:
I, Martha Pace Franklin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, DONALD R. & PATRICIA MARIE WOLTHUIS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10th DAY OF December, 1998.

MY COMMISSION EXPIRES:
1-31-2001

Martha Pace Franklin
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

TO WIT:
I, Martha Pace Franklin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, NEIL & SUSAN A. SCHLOSSBERG, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10th DAY OF December, 1998.

MY COMMISSION EXPIRES:
1-31-2001

Martha Pace Franklin
NOTARY PUBLIC

STATE OF VIRGINIA
City of Roanoke

TO WIT:
I, Lisa Masbray Cooper, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, JOSEPH CHARLES & BETTY F. KEPLEY, TRUSTEES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 9th DAY OF December, 1998.

MY COMMISSION EXPIRES:
July 31, 1999

Lisa Masbray Cooper
NOTARY PUBLIC

PARTIAL SURVEY AND
COMBINATION PLAT FOR
DONALD R. & PATRICIA MARIE WOLTHUIS
NEIL & SUSAN A. SCHLOSSBERG
JOSEPH CHARLES & BETTY F. KEPLEY, TRUSTEES

SHOWING A PORTION OF PINELAND ROAD, S.W. VACATED BY ORDINANCE NO. 33850-060198 BEING COMBINED WITH ADJOINING PROPERTIES TO CREATE NEW LOT 16A-1 (0.877 AC., NEW LOT 14A (1.003 AC.) AND NEW LOT C-2A (0.396 AC.) SITUATE ON PINELAND ROAD, S.W. AND CIRCLE DRIVE, S.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 5010321
5010320
5010507
DRAWN: DAP
CALC.: DAP
N.B.: G-197

SCALE: 1" = 20'
DECEMBER 1, 1998
W.O.: 98-1676

SHEET 1 OF 2
M.B. 1 PG. 1888

