

MERIDIAN OF MAP MADE FOR
JOHN W. OVERSTREET & WIFE
BY C.B. MALCOLM & SON
DATED MARCH 16, 1951

APPROVED:

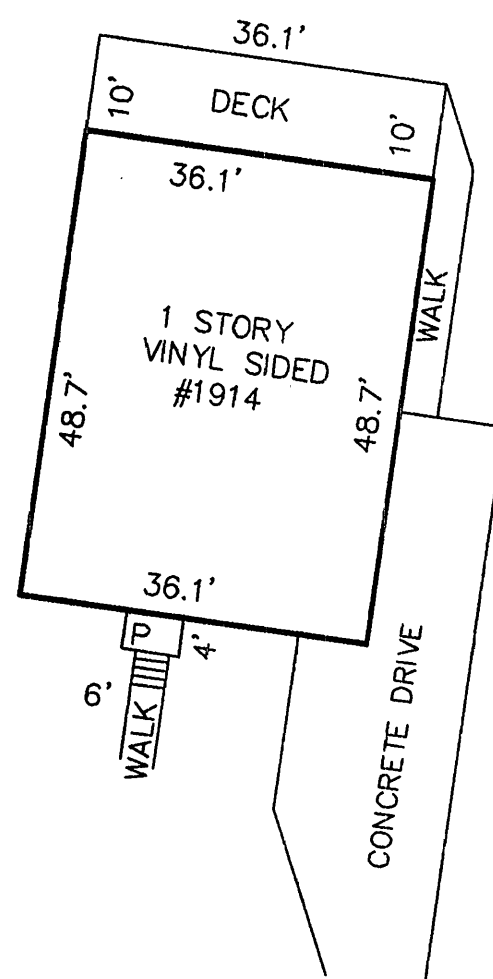
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

DATE

Charles M. Huffine 4/12/99
CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA

"HOUSE DETAIL"

NO SCALE



COORDINATES

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	5034.46	5024.87
3	5049.06	5061.35
4	4997.28	5118.25
5	4994.88	5136.23
6	4923.88	5198.92
7	4887.49	5164.63
1	5000.00	5000.00

COORDINATES FOR LOT 43 A BASED
ON AN ASSUMED DATUM.

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 NO. 51161C0046D. EFFECTIVE DATE, OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS OF THE CITY OF ROANOKE SUBDIVISION AND ZONING ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE CITY OF ROANOKE ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

MAP REFERENCES:

PLAT FOR JOHN W. OVERSTREET AND WIFE BY C. B. MALCOLM & SON
DATED MARCH 16, 1951.
WAVERLY PLACE SUBDIVISION - UNRECORDED

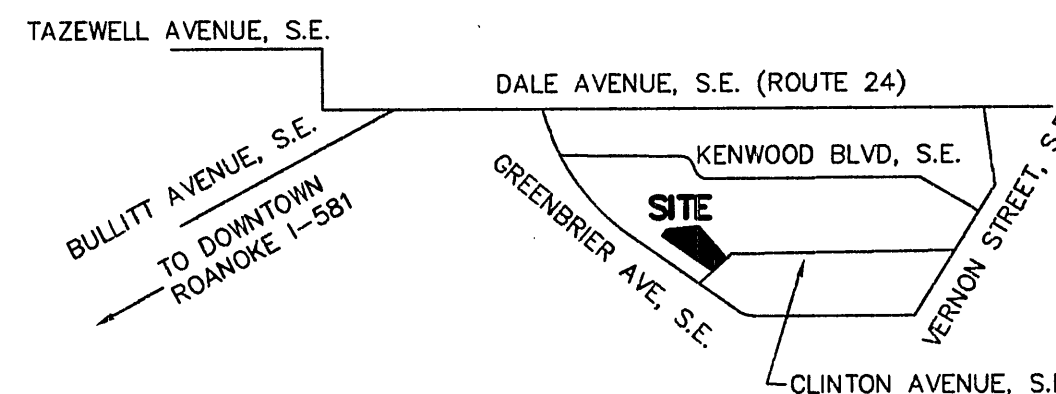
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED
ADMITTED TO RECORD AT 3:35 P.M. ON THIS 12TH DAY OF April, 1999.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: [Signature]
DEPUTY CLERK

CLOSED BY JTP,JR.

VICINITY MAP

NO SCALE



LEGEND

MBL MINIMUM BUILDING LINE

PROPERTY OF
SABAH N. SAMAHA ET AL

TAX NO. 432-0242
D.B. 1444, PG. 1481
LOT 40

PROPERTY OF
SABAH N. SAMAHA ET AL

TAX NO. 432-0243
D.B. 1444, PG. 1481
LOT 41

PROPERTY OF
SABAH N. SAMAHA ET AL

TAX NO. 432-0244
D.B. 1444, PG. 1481
LOT 42

LOT 43 A
SEC 15
0.30 ACRE

TAX NO. 432-0245

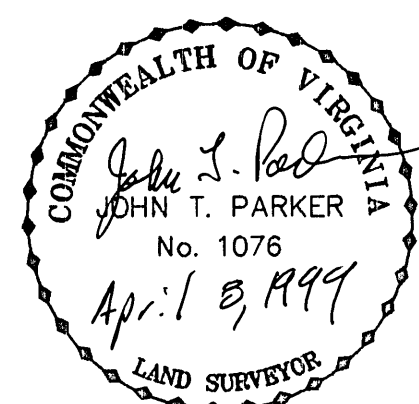
LOT 44 A
SEC 15
0.21 ACRE±
"VACANT"

LOT 45

PROPERTY OF
CARLTON S. & VERA J. LIGHT
TAX NO. 432-0247
D.B. 909, PG. 349

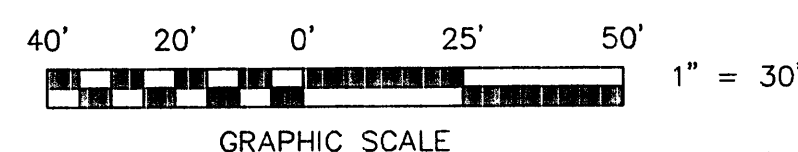
CLINTON AVENUE, S.E.

50' WIDE



THIS PLAT IS BASED ON A PARTIAL
FIELD SURVEY AND LEGAL DESCRIPTIONS
CONTAINED IN D.B. 1776, PG. 515 AND
D.B. 909, PG. 349

LOT 43 A, SURVEYED BY TPP&S 2/19/99
LOT 44 A, NOT SURVEYED BY TPP&S,
BUT PLATTED FROM RECORDS



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KENNETH P. JANNEY, JR. AND MARIAN F. JANNEY ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BEING LOT 43, SECTION 15, WAVERLY PLACE BOUNDED BY OUTSIDE CORNERS 1,2,3,4,6,7, TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED OCTOBER 17, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1776, PAGE 515.

THAT CARLTON S. & VERA J. LIGHT ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 3,8,9,6,4, TO 3, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED AUGUST 26, 1953 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 909, PAGE 349.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 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 LINE 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. 1776, PG. 515

[Signature] 4-7-99
KENNETH P. JANNEY, JR. DATE

OWNER
D.B. 1776, PG. 515

[Signature] 4-7-99
MARIAN F. JANNEY DATE

OWNER
D.B. 909, PG. 349

[Signature] 4-7-99
CARLTON S. LIGHT DATE

OWNER
D.B. 909, PG. 349

[Signature] 4-7-99
VERA J. LIGHT DATE

STATE OF VIRGINIA

County OF Roanoke

TO WIT:

I, MARGARET S. CONNER, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT,
KENNETH P. & MARIAN F. JANNEY, WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON
THIS 7TH DAY OF APRIL, 1999.

MY COMMISSION EXPIRES:

JUNE 30, 1999

[Signature]
NOTARY PUBLIC

STATE OF VIRGINIA

County OF Roanoke

TO WIT:

I, MARGARET S. CONNER, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT,
CARLTON S. & VERA J. LIGHT, WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON
THIS 7TH DAY OF APRIL, 1999.

MY COMMISSION EXPIRES:

JUNE 30, 1999

[Signature]
NOTARY PUBLIC

RESUBDIVISION AND PARTIAL SURVEY FOR
KENNETH P. JANNEY, JR.
& MARIAN F. JANNEY

SHOWING THE RESUBDIVISION OF LOT 43 AND LOT 44
SECTION 15, WAVERLY PLACE CORP.

P.B. 1, PGS. 188-190

CREATING HEREON LOT 43 A (0.30 ACRE) AND LOT 44 A (0.21 ACRE±)
SITUATE ON CLINTON AVENUE, S.E.

ROANOKE, VIRGINIA

T. P. PARKER & SON

ENGINEERS - SURVEYORS - PLANNERS

TAX NO. 432-0245, 432-0246
DRAWN: JTP,JR.Z-1
CALC.: JTP,JR.
N.B. G-199

SCALE: 1" = 30'
DATE: MARCH 29, 1999
W.O.: 99-0154