KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRANK W. CARTER & EDNA MAY CARTER ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF ROANDKE, VIRGINIA IN DEED BOOK 867, PAGE 477.

THE SAID DWNERS CERTIFY THAT THEY HAVE COMBINED THE PROPERTY SHOWN HEREON ENTIRELY WITH THEIR DWN FREE WILL AND ACCURD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND FURTHER PURSUANT TO THE CITY OF ROANOKE LAND SUBDIVISION DRDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

vank Wlaster FRANK W. CARTER

STATE OF VIRGINIA

TO WIT

OUNTY OF ROANOKE

I, <u>LOREITA W. KEFFER</u>, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT <u>EONA MAY CARTER</u> HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 24 DAY OF FEBRUARY , 2000.

NOTARY PUBLIC

COMMISSION EXPIRES

STATE OF VIRGINIA

TO WIT

COUNTY OF ROANOKE

I, <u>LORETTA W. KEFFER</u>, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT <u>FRANK W. CARTER</u> HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 24 DAY OF <u>FEBRUARY</u>, 2000.

Louto W. Keffer NOTARY PUBLIC

april 30, 2000 COMMISSION EXPIRES

NOTES: THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. RATE MAP NO. 51161COO46D DATED 10-15-93

THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

THE SUBJECT PROPERTY WAS PLATTED FROM RECORDS AND IS NOT BASED ON A CURRENT FIELD SURVEY.

THE SUBJECT PROPERTY IS ZONED RM-1.

APPROVED:

3/24/00 ROANOKE PLANNING COMMISSION DATE

LOT 14 PROPERTY OF MICHAEL G. & TERESA BIRMINGHAM D.B. 1421, PG. 382 TAX NO. 4300414 ZONED RM-2

NEW SPRING BRANCH RD.

VICINITY MAP

NO SCALE

MELCHER STREET

PROPERTY OF FREDDIE L. STANLEY & MARY M. STANLEY D.B. 1362, PG. 223 TAX NO. 4300404 ZONED RM-1

EASEMENT

CENTERLINE
EXISTING ---SEWER LINE

5

MANHOLE

BOUNDARY COORDINATES (ORIGIN ASSUMED)

NORTHING

5000.0000

4910.2999

4976.6040

5066.3042

5000,0000

63

46'00'

9.6

LOT 24

THOMAS G. GRUPE THOMAS G. GRUPE D.B. 1550, PG. 736 D.B. 1550, PG. 736 TAX ND. 4300403 TAX NO. 4300402 ZONED RM-1 ZONED RM-1 N 26'14'00" E 100.00' TOTAL 50.00 50.00'

NOTE: THE ORGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

LDT 26

PROPERTY OF

15-A LOT BLOCK 2

I STORY

50.00'

S 26'14'00" W

EASTING

5000.0000

4955.7972

4821.2470

4865,4498

5000,0000

FRAME DWLG. NO 3711 8.01

LDT 25

PROPERTY OF

15000.0 SQ. FT. 0.34 ACRES

LOT 16 LOT 15 150.00° 63°46°00° TAX NO 4300412 0.17 ACRES TAX NO. 4300413 0.17 ACRES 32.18

PROPERTY OF LISA M. GIBSON INST. NO. 990002546 TAX NO. 4300411 ZONED RM-1

LOT 17

M.B. L\_PG. 2014

50' TO P.I. WITH

BALTIMORE AVENUE

LDT 27

PROPERTY OF

ROY A. LAMBERT, JR.

& REBECCA F. LAMBERT

D.B. 1559, PG. 1110

TAX NO. 4300401

ZUNED RM-1

63'46'00"

150.00

BEAR ROAD, S.E. 40' R/W

**EXISTING** 

EASEMENT

10' STORM DRAIN

50.00'

100.00' TOTAL

LEGAL REFERENCE P.B. 2, PG. 23 (ROA. CO.) TAX NO. 4300412 TAX ND. 4300413 ANDERSON LAND ROANOKE CITY PLAN No. 2373

> PLAT OF COMBINATION MADE FROM RECORDS FOR FRANK W. CARTER & EDNA MAY CARTER

SHOWING THE COMBINATION OF LOT 15 (0.17 ACRE) AND LOT 16 (0.17 ACRE) CREATING HEREON LOT 15-A (0.34 ACRE), BLOCK 2, ANDERSON LAND SITUATE ON BEAR ROAD, S.E.

ROANOKE,

**VIRGINIA** 

SCALE 1" = 20"

FEBRUARY 17. 2000

BY: JACK G. BESS, L.S. 5422 STARKEY ROAD ROANOKE, VIRGINIA 24014

DAVID A. BESS No. 002240 any a. Ben

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 3.400'CLOCK 2.M. ON THIS \_\_\_2/\_\_DAY OF AMOUNT AND THE AMO

TESTEI ON Athur B Crush TIF BYI Kathy Molada.
DEOUTY CLERK

M.B.\_\_/\_, PG.<u>207</u>4