

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RICHARD A. DEARING AND NANCY G. DEARING ARE THE FEE SIMPLE OWNERS OF THE 0.198 ACRE TRACT, SHOWN HEREON AS PART OF LOTS 5 AND 6, SECTION 54, CRYSTAL SPRING LAND CO., WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NUMBER 010000845.

THE SAID OWNERS CERTIFY THAT THE PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 35431-070201 IS BEING COMBINED WITH THEIR ADJOINING PROPERTY, AS SHOWN HEREON, ENTIRELY WITH 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 FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

Richard A. Dearing
RICHARD A. DEARING

Nancy G. Dearing
NANCY G. DEARING

STATE OF VIRGINIA

County of Roanoke TO WIT:

I, Loretta Kaffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT Richard A. Dearing HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 24 DAY OF June, 2002.

Loretta Kaffer
NOTARY PUBLIC

April 30, 2004
MY COMMISSION EXPIRES

STATE OF VIRGINIA

County of Roanoke TO WIT:

I, Loretta Kaffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT Nancy G. Dearing HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 24 DAY OF June, 2002.

Loretta Kaffer
NOTARY PUBLIC

April 30, 2004
MY COMMISSION EXPIRES

NOTES:

- 1) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 2) THIS PLAT IS BASED ON PRIOR SURVEYS AND EXISTING RECORDS.
- 3) THE SUBJECT PROPERTY IS ZONED RM2.
- 4) THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A., SEE F.I.R.M. NO. 51161C0048 D, EFFECTIVE DATE OCT. 15, 1993.

APPROVED:

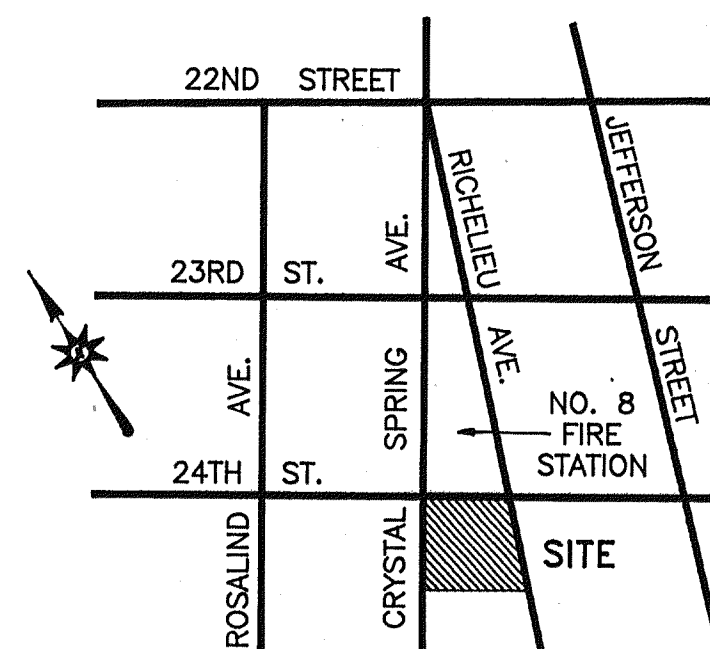
[Signature] 6/27/02
CITY ENGINEER, CITY OF ROANOKE, VA. DATE

[Signature] 6/27/2002
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

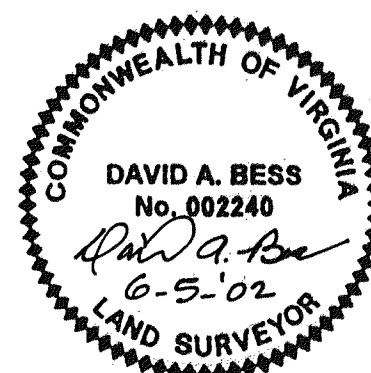
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 1:10 O'CLOCK P.M., ON THIS 21 DAY OF June, 2002.

TESTE: ARTHUR B. CRUSH, III, CLERK

BY: [Signature]
DEPUTY CLERK

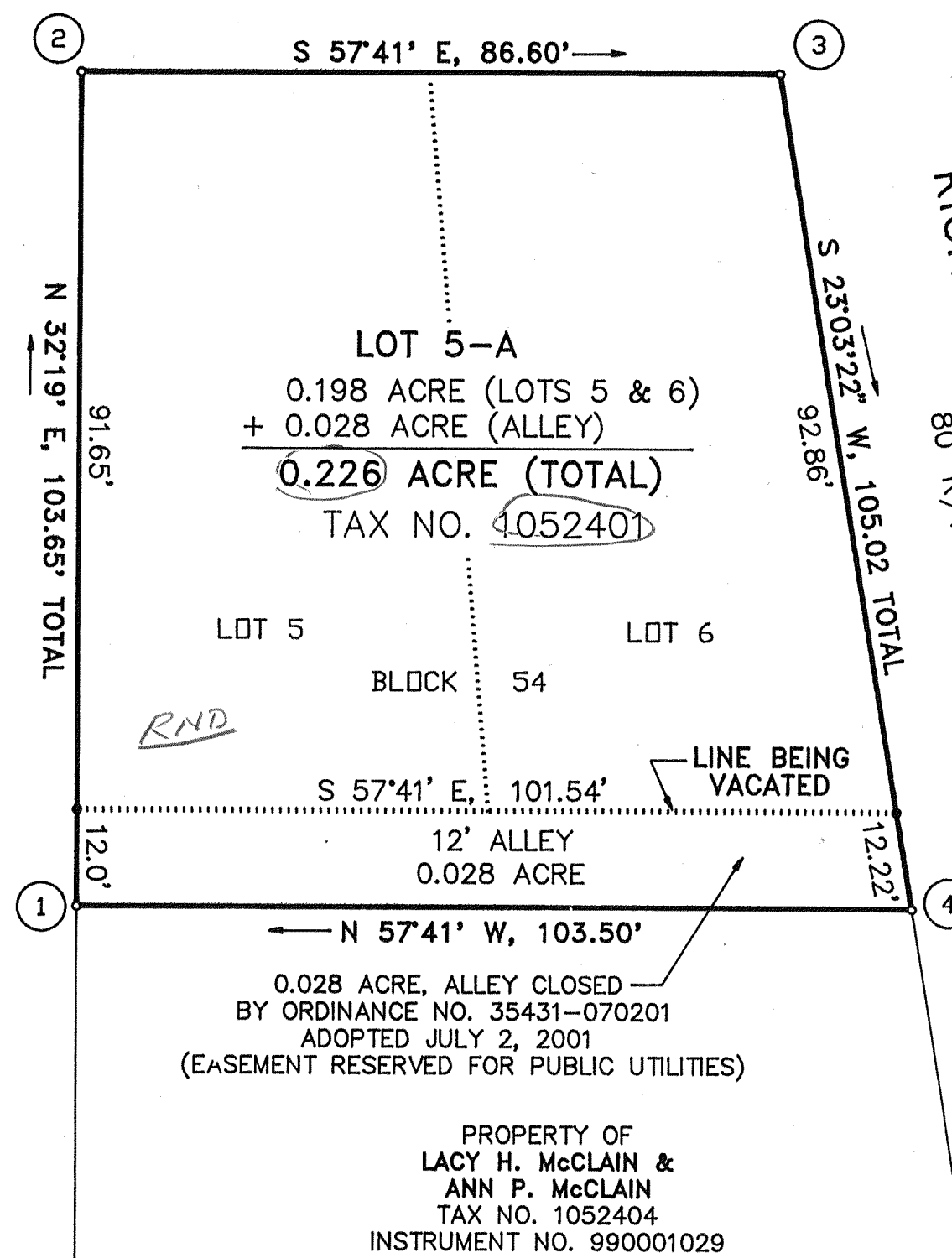


VICINITY PLAT
NO SCALE



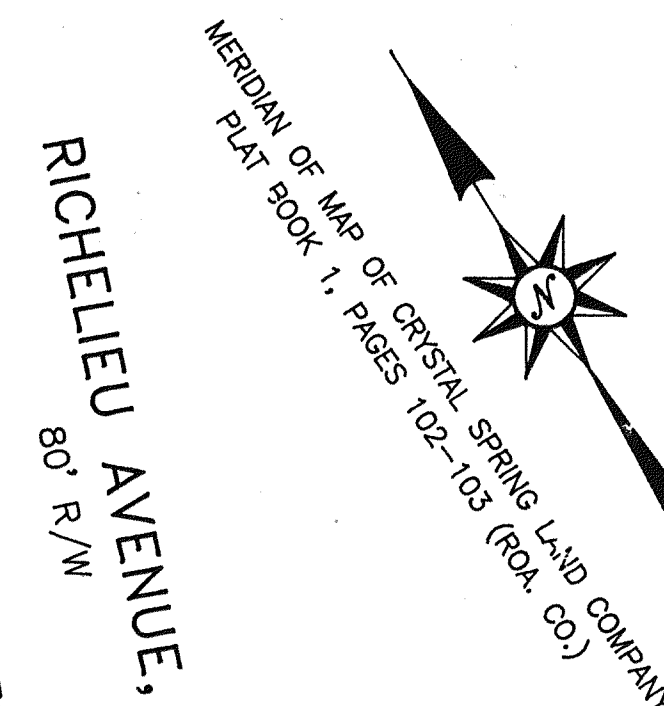
24TH STREET, S.W.
60' R/W

CRYSTAL SPRING AVENUE, S.W.
80' R/W



BOUNDARY COORDINATES (ORIGIN ASSUMED)

POINT	NORTHING	EASTING
1	5055.3309	4912.5315
2	5142.9262	4967.9426
3	5096.6300	5041.1288
4	4999.9272	5000.0145
1	5055.3309	4912.5315



PLAT OF ALLEY VACATION AND COMBINATION MADE FROM RECORDS FOR RICHARD A. DEARING & NANCY G. DEARING

SHOWING THE ALLEY VACATED BY ORDINANCE NO. 35431-070201, DATED JULY 2, 2001, BEING COMBINED HEREON WITH THE NORTHERLY PORTION OF LOTS 5 AND 6, SECTION 54, MAP OF CRYSTAL SPRING LAND CO., CREATING NEW LOT 5-A (0.226 ACRE)

ROANOKE,

VIRGINIA

SCALE 1" = 20'

JUNE 5, 2002

BY: DAVID A. BESS, L.L.C.
LAND SURVEYING
3100A PETERS CREEK RD.
ROANOKE, VA. 24019

M.B. _____, PG. _____