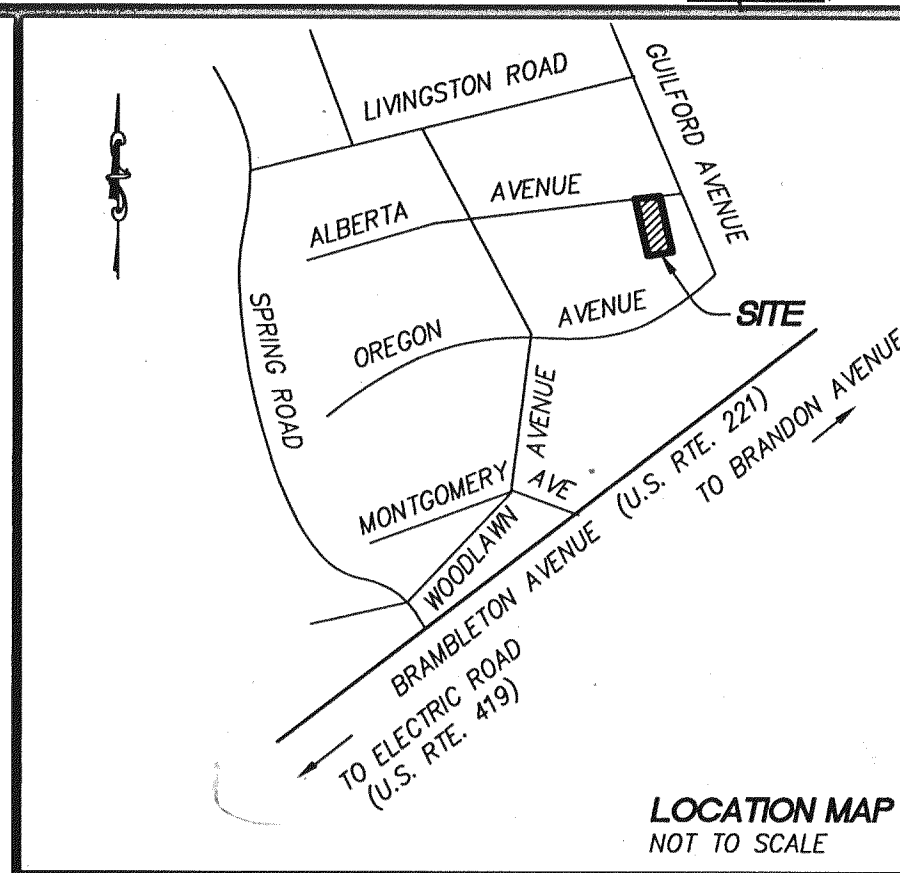


BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	509.92513	364.95693
2	531.18534	462.87549
3	398.91468	510.84385
4	372.21621	414.89750
1	509.92513	364.95693
TOTAL = 0.327 AC. (14,259 S.F.)		

LEGEND	
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
EX.	EXISTING
I.P.	IRON PIN



APPROVED: *[Signature]* 9.30.02  
CITY ENGINEER, ROANOKE, VIRGINIA  
DATE

*[Signature]* 9.30.2002  
AGENT FOR THE CITY OF ROANOKE  
PLANNING COMMISSION  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED IS ADMITTED TO RECORD ON October 1 2002 AT 2:07 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III  
*[Signature]*  
DEPUTY CLERK

- NOTES:**
1. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
  2. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0044 D, MAP #51161C0044 D, DATED OCTOBER 15, 1993. FLOOD ZONE "X". (UNSHADED)
  3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
  4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS WHICH EFFECT THE PROPERTY NOT SHOWN HEREON.
  6. THE PROPERTY LINES BETWEEN CORNERS 1A, 1B TO 3A ARE NEW DIVISION LINES.

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT RONALD B. DINGLER AND SYLVIA J. DINGLER ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS, IN DEED DATED FEBRUARY 25, 1983 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1493, PAGE 631.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240-2276 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 27 DAY OF Sept 2002.

BY: *[Signature]* RONALD B. DINGLER, OWNER  
BY: *[Signature]* SYLVIA J. DINGLER, OWNER

STATE OF VIRGINIA  
County of Roanoke  
*[Signature]* A NOTARY PUBLIC IN AND FOR THE AFORESAID  
AND STATE DO HEREBY CERTIFY THAT RONALD B. DINGLER AND SYLVIA J. DINGLER HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID  
AND STATE AND ACKNOWLEDGED THE SAME ON September 27, 2002.  
MY COMMISSION EXPIRES March 31, 2003  
*[Signature]*  
NOTARY PUBLIC



R.S.D.

PLAT SHOWING  
SUBDIVISION OF  
EASTERLY 25' OF LOT 11 AND ALL LOT 12, BLOCK 13  
GRANDIN COURT ANNEX (D.B. 471, PG. 442)  
CREATING HEREON NEW  
LOT 12A (6,987 S.F./0.160 AC.)  
AND  
LOT 12B (7,271 S.F./0.167 AC.)  
PROPERTY OF  
RONALD B. DINGLER  
AND  
SYLVIA J. DINGLER  
SITUATED ALONG ALBERTA AVENUE, S.W.  
ROANOKE, VIRGINIA

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA

DATE: SEPTEMBER 26, 2002  
COMM. NO.: 2002-216  
CADD FILE: F:\2002\02216\SUR\216BAS.DWG  
SCALE: 1" = 30'  
SHEET 1 OF 1