

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT D & S DEVELOPMENT GROUP, L.L.C. ARE THE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 050018313.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2204 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:

DANIEL M. EARLY

AGENT FOR D & S DEVELOPMENT GROUP, L.L.C.

3/7/06  
DATE

#### COORDINATE LIST

1	4696.8338	4601.6852
2	4820.4769	4620.0535
3	4722.7747	4938.9594
4	4698.5608	5010.3147
5	4673.6832	5083.0076
6	4581.4920	5048.3435
7	4563.9538	5009.6901
8	4606.7369	4895.7669
1	4696.8338	4601.6852

ORIGIN ASSUMED

STATE OF Virginia

CITY OF Roanoke TO WIT:

I, Janetta W. Keffer, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT DANIEL M. EARLY HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 7 DAY OF March, 2006.

Janetta W. Keffer  
NOTARY PUBLIC

April 30, 2008  
MY COMMISSION EXPIRES

APPROVED: Philip E. Quinn

CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

3-7-06  
DATE

R. Brian Townsend

AGENT CITY OF ROANOKE PLANNING COMMISSION

3-7-06  
DATE

# ACS DESIGN

Engineering • Planning • Surveying  
Construction Management

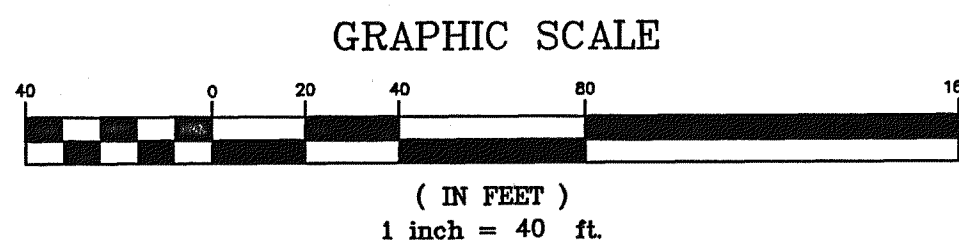
2203 Peters Creek Road, NW  
Roanoke, Virginia 24017  
Phone: 540-562-2345  
Fax: 540-562-2344  
Email: survey@acsdesignllc.com  
www.acsdesignllc.com

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:10 O'CLOCK P.M. ON THIS 8 DAY OF March, 2006.

TESTE: BRENDA S. HAMILTON, CLERK

BY: David A. Bess

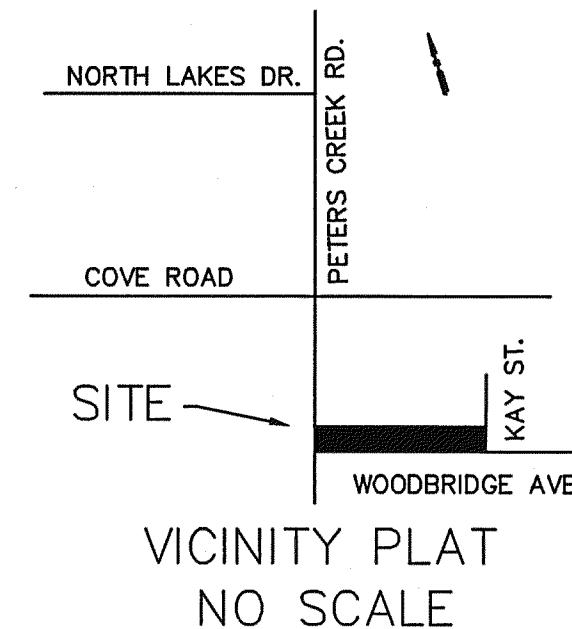
DEPUTY CLERK



#### NOTES:

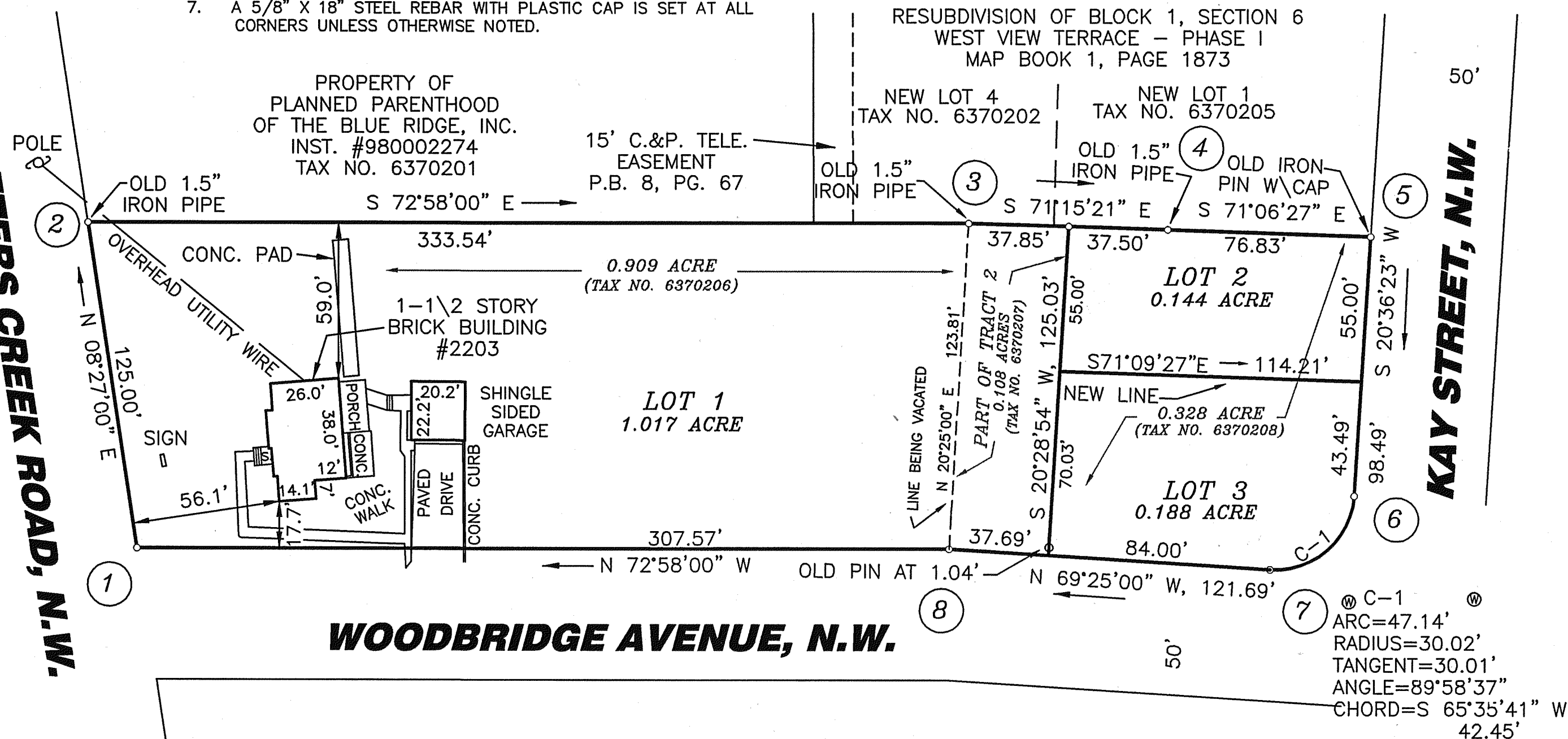
- LEGAL REFERENCE: INSTRUMENT NO. 050018313  
TAX MAP NOS. 6370206, 07, 08  
CURRENT OWNER: D & S DEVELOPMENT GROUP, L.L.C.
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. PANEL NO. 51161C0023D BEARING AN EFFECTIVE DATE OF OCTOBER 15, 1993.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- LOT 1 IS ZONED C2. LOTS 2 AND 3 ARE ZONED RS3.
- A 5/8" X 18" STEEL REBAR WITH PLASTIC CAP IS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

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MAP SHOWING  
MERIDIAN OF E. J. HARTMAN  
SURVEY C. B. MALCOLM, S.C.E.  
DATED JUNE 2, 1947

RT. 117 - PETERS CREEK ROAD, N.W.  
(VARIABLE WIDTH R/W)



### PLAT OF SURVEY FOR D & S DEVELOPMENT GROUP, L.L.C.

RESUBDIVIDING 0.909 ACRE PARCEL, PART OF TRACT 2 (0.108 AC.)  
AND 0.328 ACRE PARCEL DEED BOOK 360, PAGE 337.  
CREATING HEREON LOT 1 (1.017 ACRE), LOT 2 (0.144 ACRE),  
AND LOT 3 (0.188 ACRE), LOCATED AT THE INTERSECTION OF  
PETERS CREEK ROAD, N.W. AND WOODBRIDGE AVENUE, N.W.

ROANOKE, VIRGINIA

DATED: NOVEMBER 29, 2005

SCALE: 1" = 40'

N.B. 130 D-05278

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