

# KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DARRELL WAYNE CRAFT IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS E TO 2 TO 3 TO F TO E, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM ROBERT WILLIAMS, JR., DATED MAY 7, 2001, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT #010006397.

THAT CHARLES H. PETERSON, JR. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO E TO F TO 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM P TO C REALTY DATED NOVEMBER 21, 1986, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1549, PAGE 1131.

THE SAID OWNERS CERTIFY THAT THEY HAVE ADJUSTED THIS LAND AS SHOWN HEREON AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE, VIRGINIA LAND SUBDIVISION ORDINANCES, AS AMENDED, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON 10 DAY OF May 2006.

## OWNERS:

BY: Darrell Wayne Craft  
DARRELL WAYNE CRAFT

BY: Charles H. Peterson, Jr.  
CHARLES H. PETERSON, JR.

STATE OF Virginia  
City of Roanoke  
I, Victoria Rodriguez, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DARRELL WAYNE CRAFT, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED May 10, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 10, 2006.

MY COMMISSION EXPIRES June 30, 2009  
Victoria Rodriguez  
NOTARY PUBLIC

STATE OF Virginia  
City of Roanoke  
I, Victoria Rodriguez, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT CHARLES H. PETERSON, JR., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED May 10, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 10, 2006.

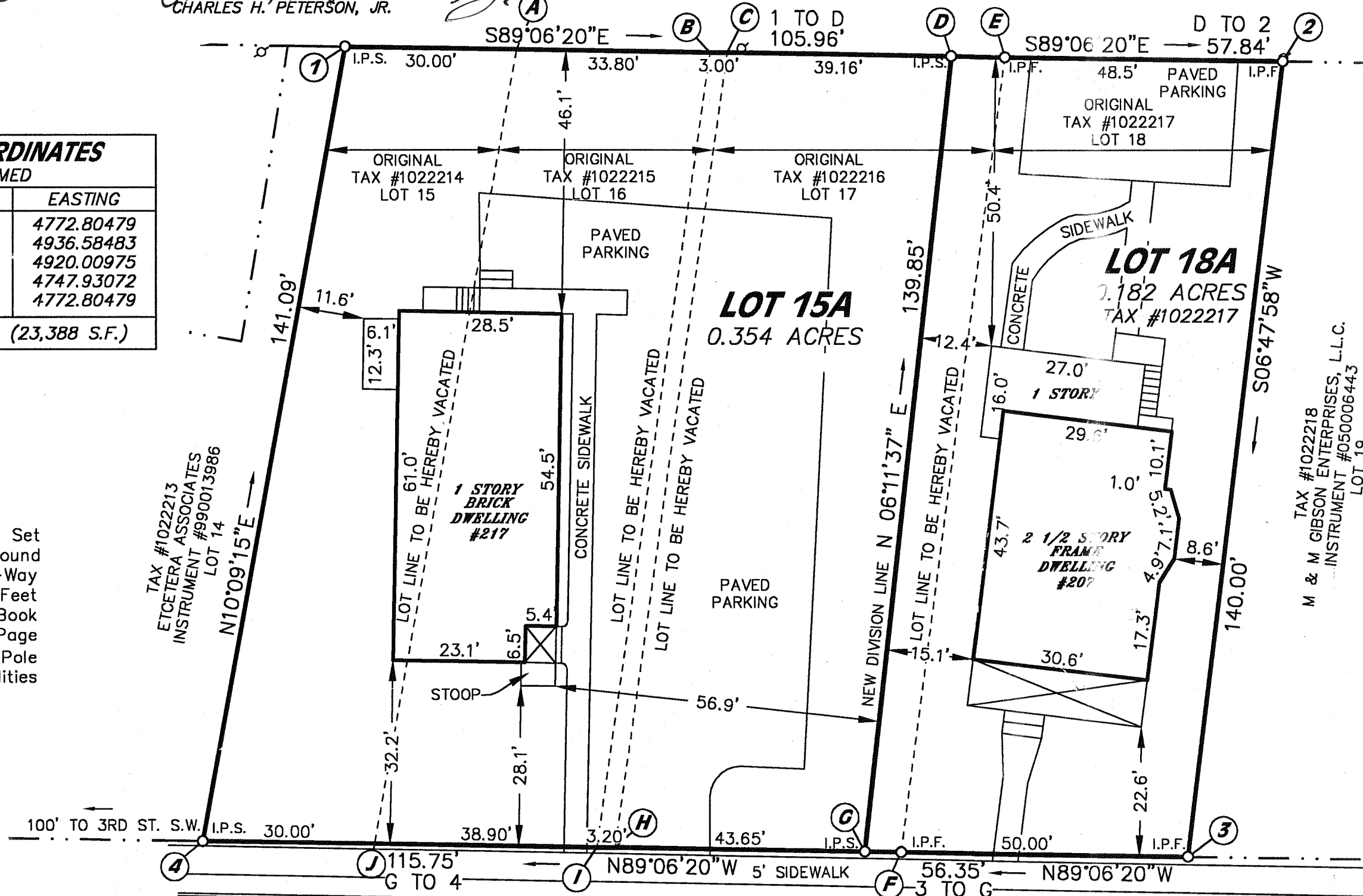
MY COMMISSION EXPIRES June 30, 2009  
Victoria Rodriguez  
NOTARY PUBLIC

## VARIABLE WIDTH ALLEY

BOUNDARY COORDINATES		
ORIGIN ASSUMED		
CORNER#	NORTHING	EASTING
1	5142.81888	4772.80479
2	5140.26190	4936.58483
3	5001.24883	4920.00975
4	5003.93537	4747.93072
1	5142.81888	4772.80479
TOTAL AREA 0.536 AC. (23,388 S.F.)		

## LEGEND

IPS..... Iron Pin Set  
IPF..... Iron Pin Found  
R/W..... Right-of-Way  
S.F..... Square Feet  
D.B..... Deed Book  
PG..... Page  
OP..... Overhead Utilities

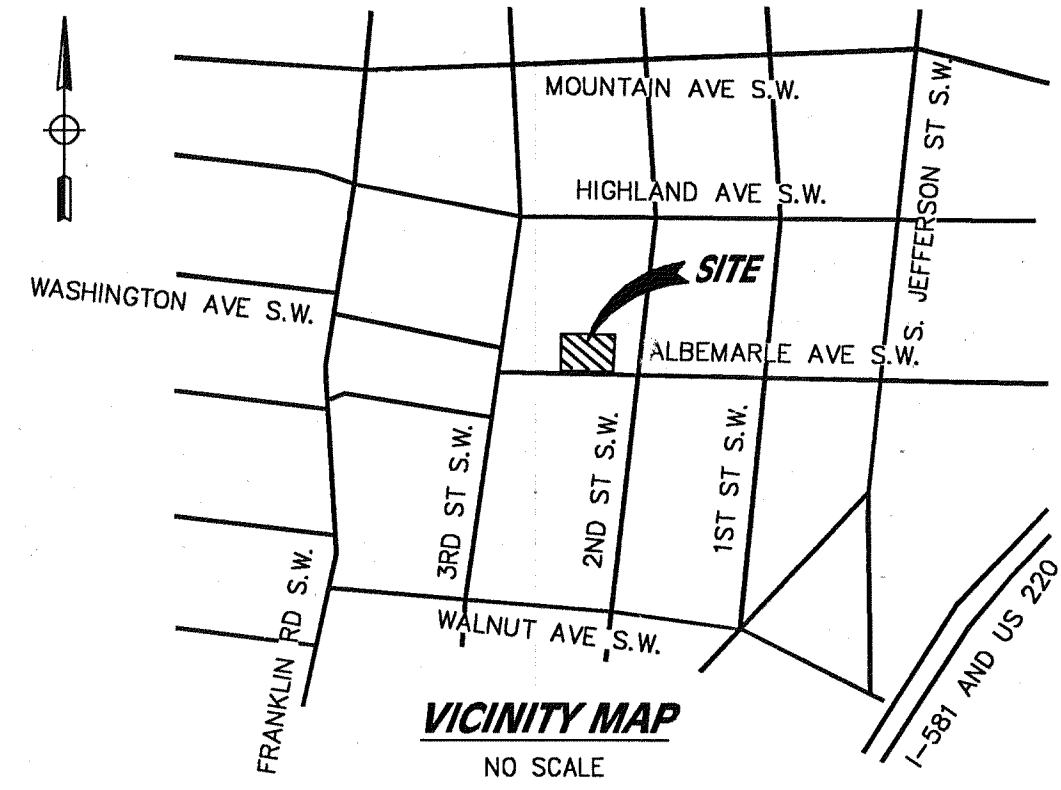
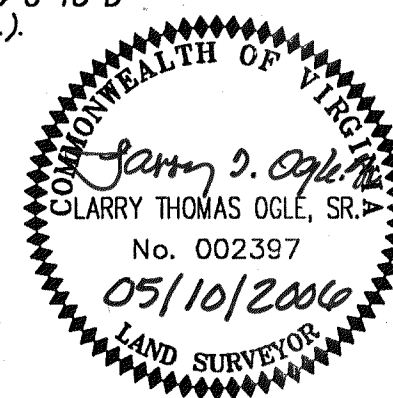
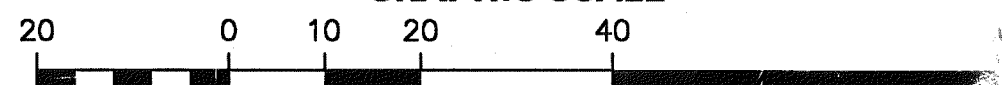


## NOTES:

- THIS PROPERTY IS NOT LOCATED 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NO. 510130 0048 D, MAP NO. 51161C0048 D, EFFECTIVE OCTOBER 15, 1993.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- LEGAL REFERENCES: INSTRUMENT #010006397 AND D.B. 1549, PG. 1131
- THE RECORDATION OF THIS PLAT 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.
- THE LOT LINE SEGMENTS BETWEEN CORNERS A TO J, B TO I, C TO H AND E TO F ARE TO BE HEREBY VACATED.
- THE LOT LINE SEGMENT BETWEEN CORNERS D TO G IS A NEW DIVISION LINE.
- THE 0.025 AC. PORTION OF LOT 17 BOUNDED BY CORNERS D TO E TO F TO G TO D IS TO BE COMBINED WITH LOT 18 (0.157 AC.) TO MAKE LOT 18A (0.182 AC.).

ALBEMARLE AVE. S.W.  
50' R/W

## GRAPHIC SCALE



## APPROVED:

A. Brian Townsend  
AGENT, ROANOKE CITY PLANNING COMMISSION

5-11-06  
DATE

Philip C. Scivara  
CITY ENGINEER, ROANOKE, VIRGINIA

5-11-06  
DATE

## CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON May 12, 2006 AT 8:50 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, CLERK

Omaira B. B...  
DEPUTY CLERK

PLAT SHOWING THE  
SUBDIVISION AND COMBINATION OF  
LOT 18 (0.157 AC.) BLOCK 6  
ACCORDING TO THE  
ROANOKE OFFICIAL SURVEY, S.W. 3  
(INSTRUMENT #010006397)  
THE PROPERTY OF  
**DARRELL WAYNE CRAFT**  
AND  
LOT 15 (0.096 AC.), LOT 16 (0.116 AC.)  
AND LOT 17 (0.167 AC.) BLOCK 6  
ACCORDING TO THE  
ROANOKE OFFICIAL SURVEY, S.W. 3  
(D.B. 1549, PG. 1131)  
THE PROPERTY OF  
**CHARLES H. PETERSON, JR.**  
CREATING HEREON  
**LOT 18A (0.182 AC.) &  
LOT 15A (0.354 AC.)**  
SITUATED ALONG ALBEMARLE AVE. S.W.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED APRIL 7, 2006  
SCALE: 1" = 20'

REVISIONS

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3  
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LARRY T. OGLE, L.S., L.C.  
LAND SURVEYOR

SHEET  
1  
OF 1