KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT SPIRIT ENTERPRISES, LLC IS THE OWNER OF PARCEL "B", BOUNDED BY OUTSIDE CORNERS 1, 2, 8, 5 THRU 7 TO 1 INCLUSIVE, AND PARCEL "C", BOUNDED BY OUTSIDE CORNERS 2, 3, 4, 8 TO 2 INCLUSIVE, BEING THE PROPERTIES CONVEYED TO SAID OWNER BY 4R ENTERPRISES BY DEED DATED AUGUST 3, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 060012773. THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE PROPERTIES OF IT'S OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE CITY SUBDIVISION ORDINANCE AS AMENDED TO DATE, AND VACATES LINES 2-8 AND 8-5 SHOWN DOTTED HEREON.

10/27/06 CHARLES W. PRITT, JR.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

MANAGING PARTNER INSTRUMENT NUMBER 060012773

STATE OF VIRGINIA COUNTY

Lee -Nichols A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CHARLES W. PRITT, JR., MANAGING PARTNER OF SPIRIT ENTERPRISES. LLC. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 232 DAY OF October, 2006.

MY COMMISSION EXPIRES:

9-30-2010

NOTARY PUBLIC

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 RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

## **GENERAL NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0042 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

3. PINS SET BY PARKER DESIGN GROUP, IN JULY 2006, ARE A 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PINS. 4. FINISHED FLOOR ELEVATION BASED ON TPP&S MONUMENT #14

LOCATED ON BRIDGE STREET AS SHOWN ON ROANOKE RIVER INTERCEPTOR PLANS. BASE FLOOD ELEVATION 960. 5. 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.

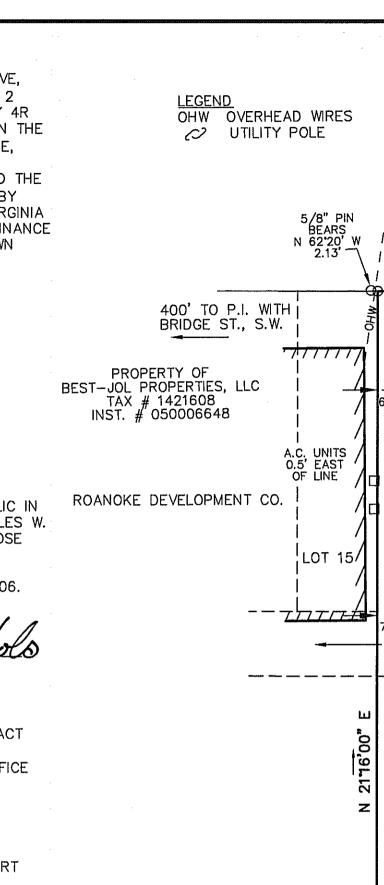
APPROVED: AGENT - CITY OF ROANOKE PLANNING COMMISSION

11.01.06 CITY ENGINEER - CITY OF DATE

ROANOKE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT \_\_\_\_\_ 2.35 O'CLOCK P\_\_M. ON THIS \_\_\_\_ DAY OF November, 2006. BRENDA S. HAMILTON

CLERK

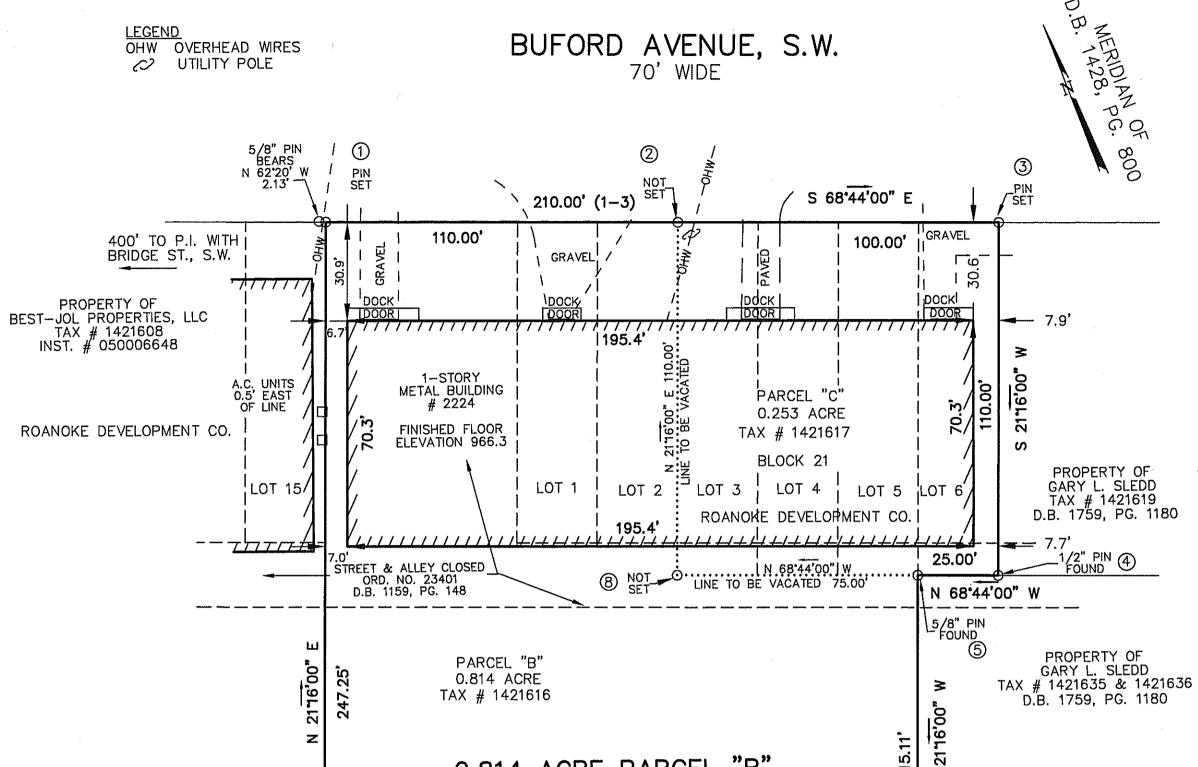


NOTE:

REFERENCE MAP:

JULY 14, 2006.

BUFORD AVENUE, S.W. 70' WIDE



0.814 ACRE PARCEL +0.253 ACRE PARCEL ACRE PARCEL BOUNDED BY CORNERS CLOSED D.B. 1356, PG. 574 1 THRU 7 TO 1 **INCLUSIVE** NOT 6 1/2" PIN BEARS -/ S 0910' W 0.52'

186.31 LOT 14 N 75°33'40" W MOUNTAIN VIEW TERRACE ADDN. LOT 12 LOT 13 LOT 11 /1/2" PIN PROPERTY OF PROPERTY OF GARY W. & JESSIE F. ASHBY W. MAJOR  $\bigcirc$ TAX # 1421659 PROPERTY OF PROPERTY OF MARTHA V. & FRANCES KASTLER TAX # 1421657 D.B. 1738, PG. 1707 FRANCES KASTLER INST. # 970203509 TAX # 1421660 TAX # 1421658 D.B. 1643, PG. 1875 D.B. 1542, PG. 1958

5/8" PIN BEARS N 62'31' W

ALL LINES SHOWN DASHED HEREON WERE VACATED

INC BY T.P. PARKER & SON DATED JUNE 7, 1978

1. PHYSICAL IMPROVEMENT SURVEY FOR SPIRIT

ENTERPRISES, LLC BY PARKER DESIGN GROUP DATED

GRAPHIC SCALE

(\IN FEET )

1 inch = 30 ft.

LOTS CLOSED BY REC SEPTEMBER 26, 2006

AND RECORDED IN D.B. 1428, PG. 800

ON SURVEY FOR WATSON FUNERAL SUPPLY COMPANY

LÌNDA R. DÚFF 9/01

PROPERTY OF

GLENNA GAYE BRAMMER

TAX # 1421661

D.B. 1581, PG. 1252

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY DATED JULY 14, 2006. SPIRIT ENTERPRISES, LLC IS THE OWNER OF RECORD, SEE INSTRUMENT NUMBER 060012773.

RUSSELL AVE ROANOKE AVE MOUNTAIN NEW TERRACE LOCATION MAP NO SCALE

TRACT "B-1"

<u>CORNER</u>	<u>NORTHING</u>	EASTIN
1	5075.21	4806.2
2	5035.31	4908.7
3	4999.04	5001.9
4	4896.53	4962.0
5	4905.59	4938.7
6	4798.32	4896.9
7	4844.79	4716.5
1	5075.21	4806.2

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM

PLAT FROM RECORDS FOR

## SPIRIT ENTERPRISES.

SHOWING THE RESUBDIVISION OF PARCEL "B" (0.814 ACRE) AND PARCEL "C" (0.253 ACRE) D.B. 1428, PG. 800 CREATING HEREON PARCEL "B-1" (1.067 ACRES) SITUATE ON BUFORD STREET, S.W.

ROANOKE, VIRGINIA TAX NO. 1421616 1421617

SCALE: 1"=30' DATE: OCTOBER 19, 2006 W.O.: 06-0416-01

816 Boulevard

Salem, Virginia 24153



DRAWN: REC

CALC: REC

Fax: 540-389-5767 www.parkerdg.com ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

M.B.\_\_\_\_PG.\_\_\_