

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

THAT D & S DEVELOPMENT GROUP, L.L.C. IS THE OWNER OF LOT 1 (1.0174 ACRES) SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NO. 050018313.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH IT'S 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.

AS A CONDITION PRECEDENT TO THE APPROVAL AND RECORDATION OF THIS PLAT, THE SAID OWNERS HEREBY DEDICATE TO THE CITY OF ROANOKE THE AREA SHOWN HEREON FOR DRAINAGE AND STORM WATER MANAGEMENT EASEMENTS.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

Daniel M. Early 3-24-08  
DANIEL M. EARLY DATE  
AGENT FOR D & S DEVELOPMENT GROUP, L.L.C.

STATE OF VIRGINIA TO WIT:  
CITY OF ROANOKE

I, Kelli Fink, 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 24th DAY OF March, 2008

Kelli M. Fink February 28, 2010  
NOTARY PUBLIC MY COMMISSION EXPIRES  
7053831  
CERTIFICATE NO.

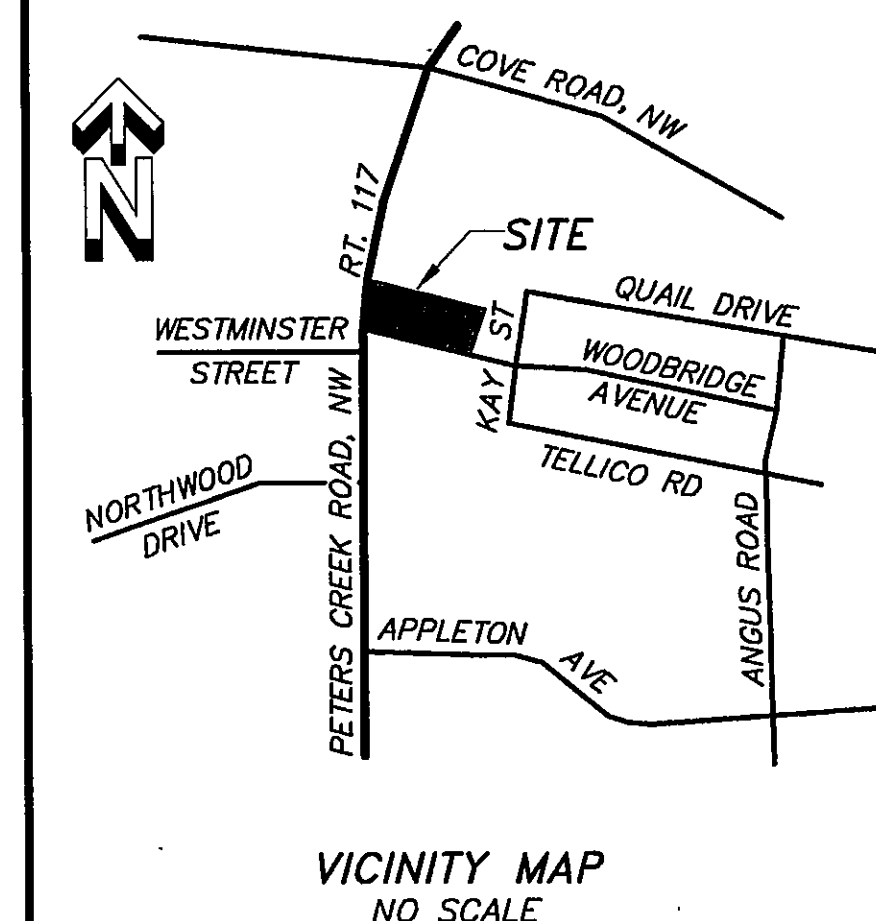
BOUNDARY OF 10' DRAINAGE EASEMENT AND STORMWATER MANAGEMENT EASEMENT (5,645.03 SQ. FT. WITHIN BOUNDARY)

LINE	BEARING	DISTANCE
A-B	N 17°01'13" E	99.58'
B-C	S 72°58'00" E	65.00'
C-D	S 17°02'00" W	46.20'
D-E	S 72°58'00" E	10.00'
E-F	N 17°02'00" E	56.20'
F-G	N 72°58'00" W	85.00'
G-H	S 17°01'13" W	99.97'
H-I	N 68°21'15" W	57.17'
I-J	N 08°27'00" E	56.16'
J-K	N 21°22'50" W	22.43'
K-L	N 81°33'00" W	20.61'
L-1	S 08°27'00" W	85.20'
1-A	S 72°58'00" E	96.97'

- NOTES:**
- LEGAL REFERENCE: INSTRUMENT NO. 050018313  
TAX MAP NO. 6370206  
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. 51161C0142G, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
  - 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.
  - IPF DENOTES IRON PIN FOUND. IPS DENOTES IRON PIN SET.

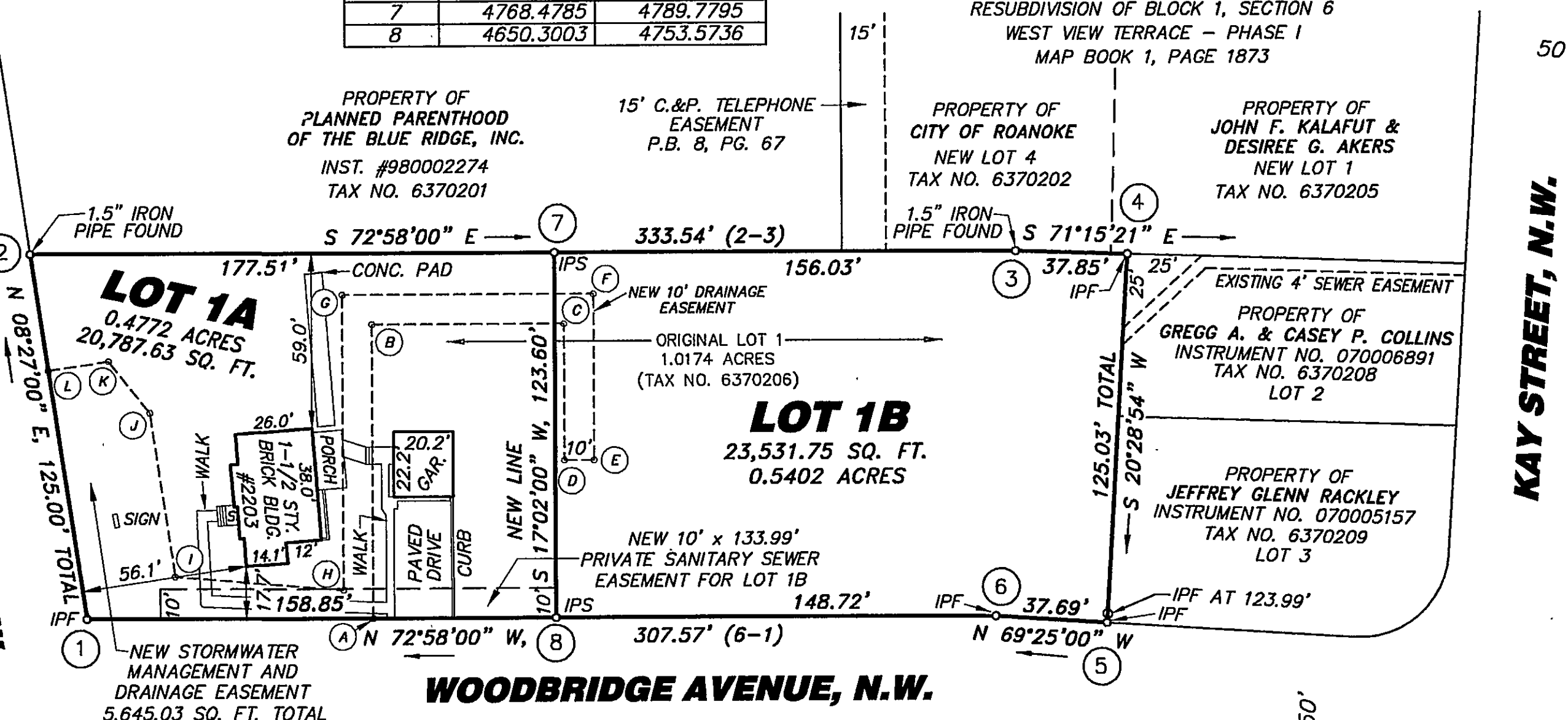
**BOUNDARY COORDINATES  
ORIGIN ASSUMED**

POINT	NORTHING	EASTING
1	4696.8338	4601.6852
2	4820.4769	4620.0535
3	4722.7747	4938.9594
4	4710.6112	4974.8036
5	4593.4849	4931.0545
6	4606.7369	4895.7669
7	4768.4785	4789.7795
8	4650.3003	4753.5736



PETERS CREEK ROAD, N.W.  
VIRGINIA PRIMARY ROUTE NO. 117  
(VARIABLE WIDTH R/W)

DEED BOOK 360, PAGE 337  
SURVEY MADE FOR E. J. HARTMAN, S.C.E., BY C. B. MALCOLM, S.C.E., DATED JUNE 2, 1947



**ACS  
DESIGN**

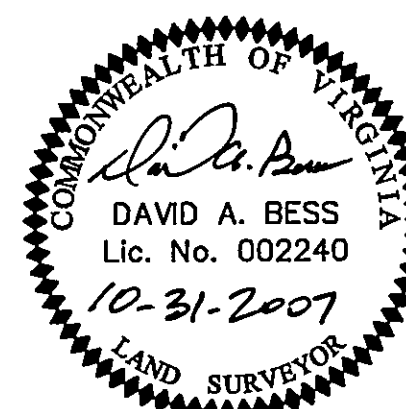
ENGINEERING - SURVEYING  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
2203 Peters Creek Road, NW  
Roanoke, Virginia 24017  
Phone: 540-562-2345  
Fax: 540-562-2344  
Email: survey@acsdesignllc.com  
www.acsdesignllc.com

APPROVED:  
Thrup C. Davis 3-25-08  
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE  
Ol. C. H. 3/26/08  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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 3:13 O'CLOCK P.M. ON THIS 26th DAY OF March, 2008

TESTE: BRENDA S. HAMILTON, CLERK

BY: Katie Thomas  
DEPUTY CLERK



**PLAT OF SUBDIVISION MADE FOR  
D & S DEVELOPMENT GROUP, L.L.C.**

SHOWING THE RESUBDIVISION OF LOT 1 (1.0174 ACRES), PLAT OF SURVEY FOR D & S DEVELOPMENT GROUP, LLC. (MAP BK. 1, PG. 2968), CREATING HEREON LOT 1A (0.4772 ACRE) AND LOT 1B (0.5402 ACRE) LOCATED AT THE NORTHEAST INTERSECTION OF PETERS CREEK ROAD, N.W. AND WOODBRIDGE AVENUE, N.W.

**CITY OF ROANOKE, VIRGINIA**

DATED: OCTOBER 31, 2007

SCALE: 1" = 40'



D-06231 N.B. 130