

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LANCE A. COPPERMAN IS THE FEE SIMPLE OWNER OF A 0.7264 ACRE TRACT OF LAND BOUNDED BY CORNERS 1, 2, 3, 4, 1 AND BEING THE SAME TRACT ACQUIRED BY DEED TO SAID OWNER RECORDED IN DEED BOOK 1533, PAGE 1165 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY.

THAT WALDRON HOMES, INC. IS THE FEE SIMPLE OWNER OF A 1.0707 ACRE TRACT OF LAND BOUNDED BY CORNERS 1, 4, 5, 6, 7, 8, 1 AND BEING THE SAME TRACT ACQUIRED BY DEED TO SAID OWNER RECORDED IN DEED BOOK 1240, PAGE 670 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY.

THE SAID OWNERS FURTHER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNERS DO HEREBY DEDICATE AND CONVEY IN FEE SIMPLE TO AND VEST IN THE CITY OF ROANOKE, VIRGINIA, PARCEL B AND PARCEL C AS PLATTED HEREON, FOR STREET EXTENSION AND PUBLIC USE.

WITNESS THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON THIS 14TH DAY OF APRIL, 1986.

WALDRON HOMES, INC.

Jean M. Waldron
JEAN M. WALDRON,
VICE PRESIDENT

Lance A. Copperman
LANCE A. COPPERMAN

STATE OF VIRGINIA
COMMONWEALTH OF VIRGINIA

I, MARY J. SNIDER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JEAN M. WALDRON, VICE PRESIDENT OF WALDRON HOMES, INC., WHOSE NAME IS SIGNED TO THE FOREGOING DATED APRIL 14, 1986 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGE THE SAME ON THIS 28TH DAY OF APRIL, 1986.

MY COMMISSION EXPIRES:

January 6, 1989

Mary J. Snider
NOTARY PUBLIC

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, MARGARET S. CONNOR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LANCE A. COPPERMAN WHOSE NAME IS SIGNED TO THE FOREGOING DATED APRIL 14, 1986 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGE THE SAME ON THIS 14TH DAY OF APRIL, 1986.

MY COMMISSION EXPIRES:

April 24, 1987

Margaret S. Connor
NOTARY PUBLIC

APPROVED:

Charles M. Hurling
CITY ENGINEER OF ROANOKE, VIRGINIA

5-22-86
DATE

Acting Edward R. Tucker
AGENT FOR CITY OF ROANOKE PLANNING COMMISSION

5-22-86
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE PROPER CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3:07 O'CLOCK P.M. ON THIS 23TH DAY OF MAY, 1986.

TESTE: *Patsy Listerman, Clerk*

BY: *Susanne Haggerty*
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT.

Frank B. Caldwell, III
FRANK B. CALDWELL, III
LAND SURVEYOR CERTIFICATE NO. 1335

MERIDIAN OF DB 1467, PG 1565

PROPERTY OF
WALDRON HOMES, INC.
TX No. 2170102
DB 1286, PG 318

PROPERTY OF
WILLIAM E. ORE
TX No. 2170142
DB 1462, PG 398

PROPERTY OF
W. PRICE FIELDS
TX No. 2170137
DB 1416, PG 181

PROPERTY OF
WALDRON HOMES, INC.
TX No. 2170139
DB 1240 PG 670

PARCEL 'A'
BOUNDED BY CORNERS
10-4-5-6-7-8-9-10
CONTAINING 1.0419 AC.

1.0707 AC.

PARCEL 'B'

PARCEL 'C'

0.7264 AC.

PROPERTY OF
LANCE A. COPPERMAN
TX No. 2170143
DB 1533 PG. 1165

PARCEL 'D'
BOUNDED BY CORNERS
12-2-3-4-10-11-12
CONTAINING 0.6990 AC.

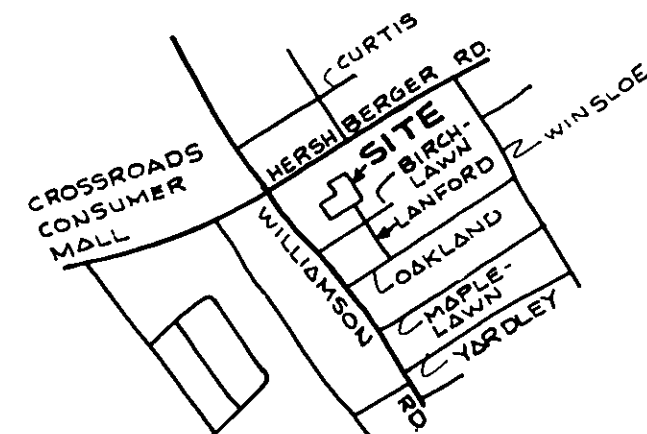
DETENTION POND
RESERVED FOR DRAINAGE
SEE MAINTENANCE AGREEMENT
D.B. 1538, PG. 531, DATED MAY 16, 1986

SUBDIVISION PLAT FOR
LANCE A. COPPERMAN & WALDRON HOMES, INC.
SHOWING REDIVISION OF A 0.7264 ACRE TRACT (TAX #217-0143)
OWNED BY LANCE A. COPPERMAN AND A 1.0707 ACRE TRACT
(TAX #217-0139) OWNED BY WALDRON HOMES, INC.
CREATING PARCEL A, PARCEL B, PARCEL C AND PARCEL D,
AND THE DEDICATION OF PARCEL B AND PARCEL C TO THE
CITY OF ROANOKE FOR A PUBLIC STREET
SITUATE AT THE TERMINUS OF LANFORD STREET NW.
ROANOKE CITY
VIRGINIA

SCALE: 1" = 40'

April 3, 1986

T. P. PARKER & SON
ENGINEERS AND SURVEYORS, LTD.
SALEM, VIRGINIA 24153



VICINITY MAP
NO SCALE

