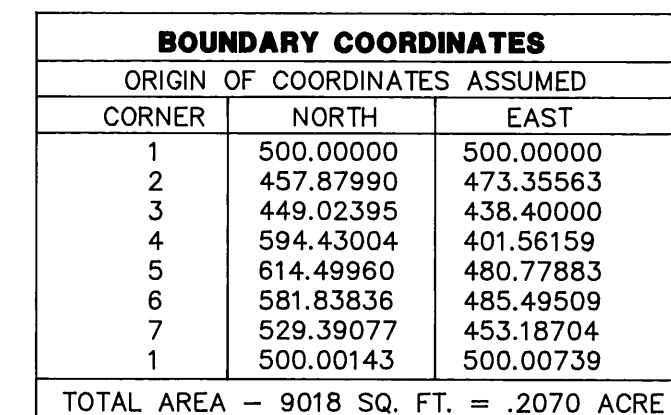




1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 5101300048D, DATED OCTOBER 15, 1993.
3. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. THIS PLAT IS A SUBDIVISION OF TAX MAP NUMBER 1050702 TO CREATE NEW LOTS 9A & 9B.
7. WAIVERS GRANTED BY CITY OF ROANOKE BOARD OF ZONING APPEALS BY ORDER NUMBER 68-94V-A, AS FOLLOWS:  
VARIANCES FROM SECTIONS 361-109, 36.1-111 (A), AND 36.1-111 (C), ZONING, TO ALLOW THE SUBDIVISION OF A LOT TO CREATE TWO LOTS: THE FIRST VARIANCE REQUEST IS TO ALLOW ONE OF THE NEWLY CREATED LOTS TO CONTAIN 3,982 SQUARE FEET OF LOT AREA IN LIEU OF THE MINIMUM REQUIRED 5,000 SQUARE FEET: THE SECOND VARIANCE REQUEST IS TO ALLOW THE REAR YARD SETBACKS FOR EACH OF THE LOTS CREATED TO BE 20.7 FEET AND 15.2 FEET, RESPECTIVELY, IN LIEU OF THE MINIMUM REQUIRED 25 FEET ON EACH LOT: AND THE THIRD VARIANCE REQUEST IS TO PLACE THE EXISTING SINGLE FAMILY RESIDENCE ON ONE LOT INTO A CONFORMING ZONING STATUS BY GRANTING A FRONT YARD SETBACK OF 16.1 FEET IN LIEU OF THE MINIMUM REQUIRED 30 FEET.



**APPROVED.**

Philip C. Schirmer.  
CITY ENGINEER, ROANOKE, VIRGINIA

DATE \_\_\_\_\_

4/21/95

  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

DA

4/21/9

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF  
ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 27 DAY  
OF April, 1995, AND WITH THE CERTIFICATE OF  
ACKNOWLEDGEMENT THERE TO ANNEXED IS ADMITTED TO RECORD AT  
2:40 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III, CLERK

Betty Humphreys  
DEPUTY CLERK

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

THAT CHRISTOPHER M. NELSON AND TRACY F. NELSON ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 7 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS FROM RICHARD L. WALKER AND ANN M. WALKER BY DEED DATED JUNE 15, 1992, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1661, PAGE 1560.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES  
AND SEALS ON THIS 7<sup>th</sup> DAY OF February, 1995.

BY: Christopher M. Nelson BY: Tracy F. Nelson  
CHRISTOPHER M. NELSON, OWNER TRACY F. NELSON, OWNER

STATE OF Virginia  
County OF Roanoke

I, SARA V. Peilhaman, A NOTARY PUBLIC IN AND FOR THE  
AFORESaid County AND STATE DO HEREBY CERTIFY THAT CHRISTOPHER  
M. NELSON AND TRACY F. NELSON, OWNERS, WHOSE NAMES ARE SIGNED TO  
THE FOREGOING WRITING DATED February 2, 1995,  
HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESaid County AND  
STATE AND ACKNOWLEDGED THE SAME ON February 7, 1995.

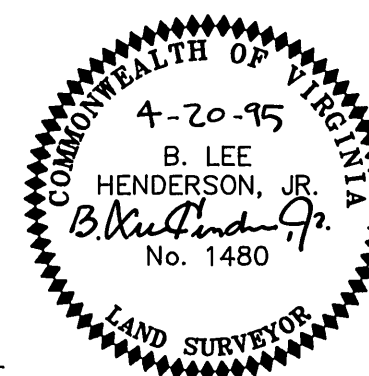
MY COMMISSION EXPIRES JANUARY 31, 1999

Sara V. Brillman  
NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B. LEE HENDERSON, JR.  
L.S. #1480

DATE 4-20-95



PLAT SHOWING  
SUBDIVISION OF  
PART OF LOTS 8, 9, & 10, BLOCK 23  
STAL SPRING LAND COMPANY (P.B. 1, PAGES 102-103)  
CREATING HEREON

NEW LOT 9A (0.1156 AC.)  
AND  
NEW LOT 9B (0.0914 AC.)

PROPERTY OF  
CHRISTOPHER M. NELSON

&  
TRACY F. NELSON

ROANOKE, VIRGINIA

SCALE: 1" = 20'    DATE: 2 FEBRUARY 1995

**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS - SURVEYORS - PLANNERS  
ROANOKE, VIRGINIA

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

COMM. #93-220