

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT DALTON CONSTRUCTION COMPANY, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #020007427, SAID PROPERTY BEING SUBJECT TO A CERTAIN DEED OF TRUST TO BURTON L. ALBERT TRUSTEE, SECURING C. DOUGLAS DALTON, BENEFICIARY, RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #020007428.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS DAY OF MAY, 2002.

BY: Burton L. Albert
OWNER, DALTON CONSTRUCTION COMPANY, INC.
BY: Burton L. Albert
TRUSTEE, BURTON L. ALBERT
BY: C. Douglas Dalton
BENEFICIARY, C. DOUGLAS DALTON

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT SEE DALTON FOR DALTON CONSTRUCTION COMPANY, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED APRIL 29 2002 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 2, 2002.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington (Commissioned as Arlene M. Thomas)
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT BURTON L. ALBERT, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED APRIL 29, 2002 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 2, 2002.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington (Commissioned as Arlene M. Thomas)
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF ROANOKE

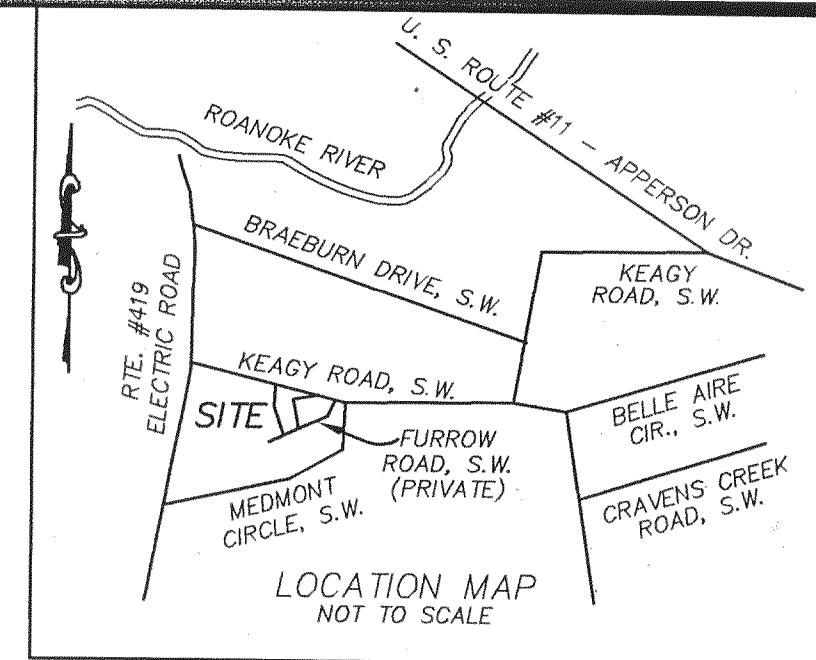
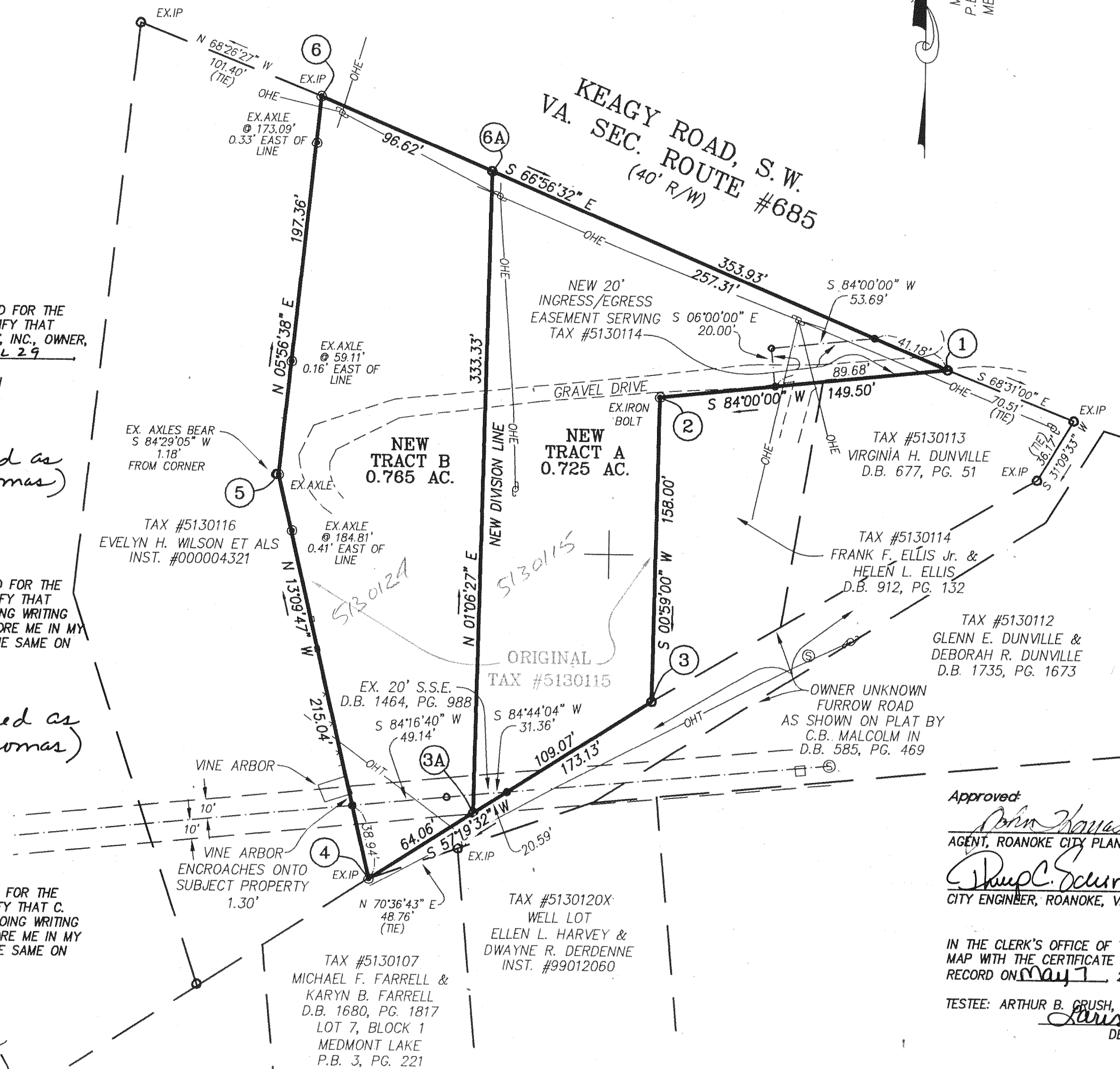
I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT C. DOUGLAS DALTON, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED APRIL 29, 2002 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 2, 2002.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington (Commissioned as Arlene M. Thomas)
NOTARY PUBLIC

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS SET AT CORNERS UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0043 D, MAP NUMBER 51161C0043 D, DATED OCTOBER 15, 1993, ZONE X.
- THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
- THE PROPERTY LINE BETWEEN CORNERS 3A AND 6A IS A NEW DIVISION LINE.
- BEARINGS AND DISTANCES ALONG CENTERLINE OF EX. 20' SANITARY SEWER EASEMENT, WERE TAKEN FROM ACTUAL FIELD LOCATION OF EXISTING SANITARY SEWER MANHOLES AND LINES.



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4861.40517	5325.71669
2	4845.77841	5177.03805
3	4687.80294	5174.32655
4	4594.33612	5028.59408
5	4803.72615	4979.62452
6	5000.02510	5000.06203
1	4681.40517	5325.71669
AREA = 1.489 ACRES		

LEGEND	
AC.	ACRES
EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
M.B.	MAP BOOK
P.B.	PLAT BOOK
INST.	INSTRUMENT
PG.	PAGE
R/W	RIGHT-OF-WAY
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE

Approved: John H. Russell
AGENT, ROANOKE CITY PLANNING COMMISSION

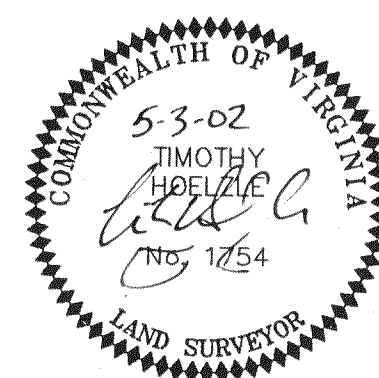
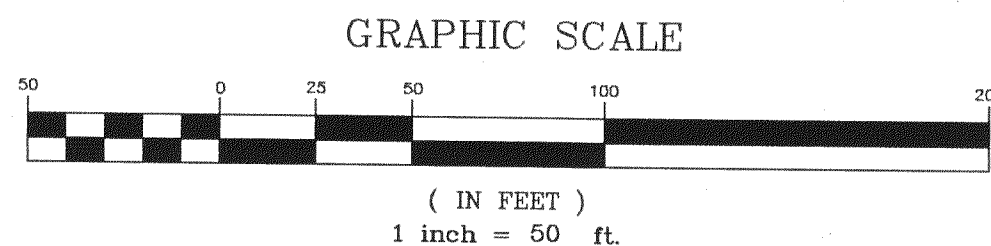
5/6/2002
DATE

Paul C. Schurman
CITY ENGINEER, ROANOKE, VIRGINIA

5-06-02
DATE

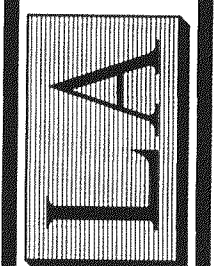
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON MAY 1, 2002, AT 9:54 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III
Arthur B. Crush, III
DEPUTY CLERK



PLAT SHOWING THE
SUBDIVISION OF
PROPERTY OF
**DALTON CONSTRUCTION
COMPANY, INC.**
1.489 ACRES (INSTRUMENT #020007427)
CREATING HEREON NEW
TRACT A (0.725 AC.) &
TRACT B (0.765 AC.)
SITUATED ALONG KEAGY ROAD, S.W.
VA. SEC. RTE. #685
ROANOKE, VIRGINIA

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



DATE: APRIL 29, 2002
SCALE: 1" = 50'
COMM. NO.: 02-031
CADD FILE: F:\2002\02031\SURV\02031BAS.DWG
SHEET 1 OF 1

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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E-MAIL: MAIL@LUMSDENPC.COM