

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRALIN & WALDRON, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 10 TO 1, INCLUSIVE BEING LOT 1 AND LOT 2, BLOCK 1, PLAT OF SURVEY SECTION No. 1, WELLINGTON M.B. 1, PG. 966 AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 10, 1989 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1602, PG. 1592.

THE SAID OWNER DOES HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATED, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER;

By Andrew C. Kelderhouse May 17, 2006
FRALIN & WALDRON, INC. - AUTHORIZED AGENT
(D.B. 1602, PG. 1592)

Andrew C. Kelderhouse, President
AUTHORIZED AGENT - PRINT NAME - TITLE

STATE OF VIRGINIA

County OF Roanoke

TO WIT:
I, Nona Lisa Mauk, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Andrew C. Kelderhouse WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
17th DAY OF May, 2006.

MY COMMISSION EXPIRES August 31, 2007

Nona Lisa Mauk
NOTARY PUBLIC

DRAINAGE EASEMENT
(M.B. 1, PG. 966)

COORDINATE LIST
(ASSUMED DATUM)

1	N 5000.0000	E 5000.0000
2	N 5116.3587	E 4997.7714
3	N 5190.0040	E 5007.0696
4	N 5268.8384	E 5030.9779
5	N 5303.7090	E 5048.3986
6	N 5199.5666	E 5216.2686
7	N 5172.7174	E 5201.2177
8	N 5083.0945	E 5156.8584
9	N 5019.8024	E 5106.6637
10	N 4978.6927	E 5056.7936
1	N 4999.9908	E 4999.9954

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
ROANOKE, VIRGINIA. THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF
ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON

May 18 2006, AT 3:50 O'CLOCK

P.M.

TESTE: BRENDA HAMILTON

Amber B. ...
DEPUTY CLERK

CURVE TABLE

CURVE	DELTA	RADIUS	TAN	ARC	CHORD	DIST
1-2	16°35'09"	403.45'	58.81'	116.79'	N 01°05'50" W	116.38'
3-4	19°20'58"	245.10'	41.78'	82.77'	N 16°52'16" E	82.38'
6-7	05°52'52"	300.00'	15.41'	30.79'	S 29°16'26" W	30.78'
8-9	24°10'00"	192.95'	41.31'	81.38'	S 38°25'00" W	80.78'
10-1	120°06'36"	35.00'	60.76'	73.37'	N 69°26'42" W	60.66'

MERIDIAN OF PLAT OF SURVEY SECTION
No. 1, WELLINGTON M.B. 1, PG. 966

YELLOW MOUNTAIN ROAD, S.E.
(60' R/W)

LOT 1A

1.0351 ACRES
45,091 Sq. Ft.
BOUNDED BY CORNERS
1 THROUGH 10 TO 1 INCLUSIVE

PROPERTY OF
FRALIN & WALDRON, INC.
D.B. 1602, PG. 1592
LOT 2, BLOCK 1
SECTION No. 1, WELLINGTON
M.B. 1, PG. 966
TAX # 4280706

PROPERTY OF
FRALIN & WALDRON, INC.
D.B. 1602, PG. 1592
LOT 1, BLOCK 1
SECTION No. 1, WELLINGTON
M.B. 1, PG. 966
TAX # 4280705

SIGHT DISTANCE
EASEMENT
(M.B. 1, PG. 966)

LOT LINE HEREBY
VACATED

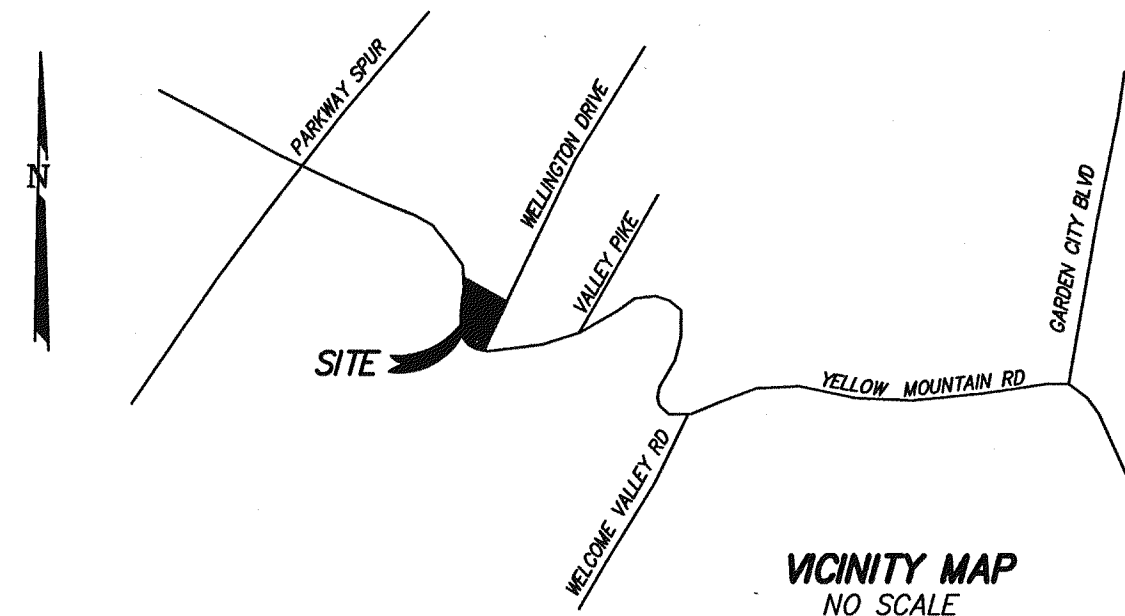
BRICK WALL (TYP)
BRICK COLUMN (TYP)

WELLINGTON DRIVE, S.E.
(VARIABLE R/W)

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
- THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0048 D, EFFECTIVE DATE OCTOBER 15, 1993.
- REFERENCE: PLAT OF SURVEY SECTION No. 1, WELLINGTON BY LUMSDEN ASSOCIATES, P.C. DATED MAY 21, 1990, RECORDED IN M.B. 1, PG. 966.
- REFERENCE OF PROPERTY CONVEYANCE:
* D.B. 1602, PG. 1592 BEING TAX PARCELS 4280705 & 4280706 CONVEYED TO FRALIN & WALDRON, INC.
- 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.

30' 0' 30' 60' 1" = 30'
GRAPHIC SCALE



VICINITY MAP
NO SCALE

PROPERTY OF
DANIEL BARCHI & NATONYA BARCHI
INSTRUMENT No. 020023003
LOT 3, BLOCK 1
SECTION No. 1, WELLINGTON
M.B. 1, PG. 966
TAX # 4280707

LEGEND

IPF IRON PIN FOUND
IPS IRON PIN SET
PUE PUBLIC UTILITY EASEMENT
MBL MINIMUM BUILDING LINE
R/W RIGHT OF WAY
TYP TYPICAL

APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Philip C. Schuman
CITY ENGINEER, ROANOKE VIRGINIA

5-17-06
DATE

5-18-06
DATE

PLAT OF SURVEY
FOR

FRALIN & WALDRON, INC.

SHOWING THE RESUBDIVISION OF LOT 1 & LOT 2, BLOCK 1,
PLAT OF SURVEY SECTION No. 1, WELLINGTON (M.B. 1, PG. 966-968)
CREATING HEREON

LOT 1A - 1.0351 ACRES

SITUATE WELLINGTON DRIVE
CITY OF ROANOKE, VIRGINIA

CWA

CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, NW

P.O. BOX 6280

ROANOKE, VIRGINIA 24017

(540) 366-3400

FAX: (540) 366-8702

TAX NO.: 4280705, 4280706

DRAWN: JW

CALC.: JW CHK'D.: FBC, III

CLOSED: JW

SCALE: 1" = 30'

DATE: MARCH 14, 2006

N.B.: WES-36

W.O.: 06-0011

M.B. 1, PG. 966