

KNOWN ALL MEN BY THESE PRESENT TO WIT:
THAT PIEDMONT CONSTRUCTION CORPORATION OF VIRGINIA IS THE FEE SIMPLE OWNER OF THE
PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND
BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 9, 1998 AND
RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN
DEED BOOK 1473, PAGE 654.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON
ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485
OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA
SUBDIVISION ORDINANCE AS AMENDED TO DATE.

ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

PIEDMONT CONSTRUCTION CORPORATION OF VIRGINIA
OWNER
D.B. 1473, PG. 654

Peary O. Lester, U.P. 3/11/98
AUTHORIZING AGENT DATE

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, MARGARET S. CONNER, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT,
WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON
THIS 11TH DAY OF MARCH, 1998

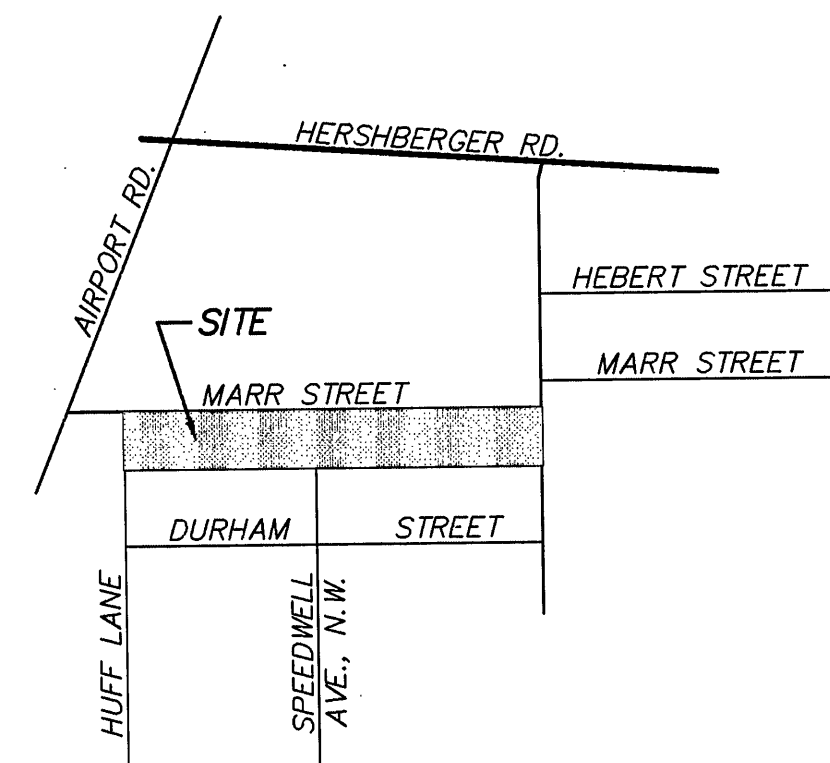
MY COMMISSION EXPIRES:
JUNE 30, 1999

Margaret S. Conner
NOTARY PUBLIC

BOUNDARY COORDINATES		
1	5000.0000	5000.0000
2	4997.9432	5021.1406
3	4916.7963	5087.7230
4	4308.1349	4349.7948
5	4401.4072	4274.2791
1	5000.0000	5000.0000

BOUNDARY COORDINATES SHOWN
HEREON ARE BASED ON AN
ASSUMED DATUM

NEW COMBINED STORM DRAIN, UTILITY, AND STORMWATER MANAGEMENT EASEMENT		
1-2	CH = S 83°07'25" E	21.24'
2-B	S 38°03'00" E	4.96'
B-C	S 51°48'10" W	256.67'
C-D	S 38°11'50" E	100.01'
D-E	S 51°48'10" W	15.00'
E-F	N 38°11'50" W	100.01'
F-G	S 51°48'10" W	292.55'
G-H	S 37°47'19" E	100.01'
H-J	S 51°48'10" W	15.00'
J-K	N 37°47'19" W	100.01'
K-L	S 51°48'10" W	376.68'
L-5	N 37°40'30" W	20.00'
5-1	N 51°48'10" E	940.74'



VICINITY MAP

APPROVED:

John Thomas Russell 3/12/98
AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

L. Bane Cohen, Act 3-12-98
CITY ENGINEER
CITY OF ROANOKE, VIRGINIA DATE

NEW 20' COMBINED STORM
DRAIN, UTILITY & STORMWATER
MANAGEMENT EASEMENT
(TYP.)

EXISTING CONC. CURB
AND GUTTER (TYP.)

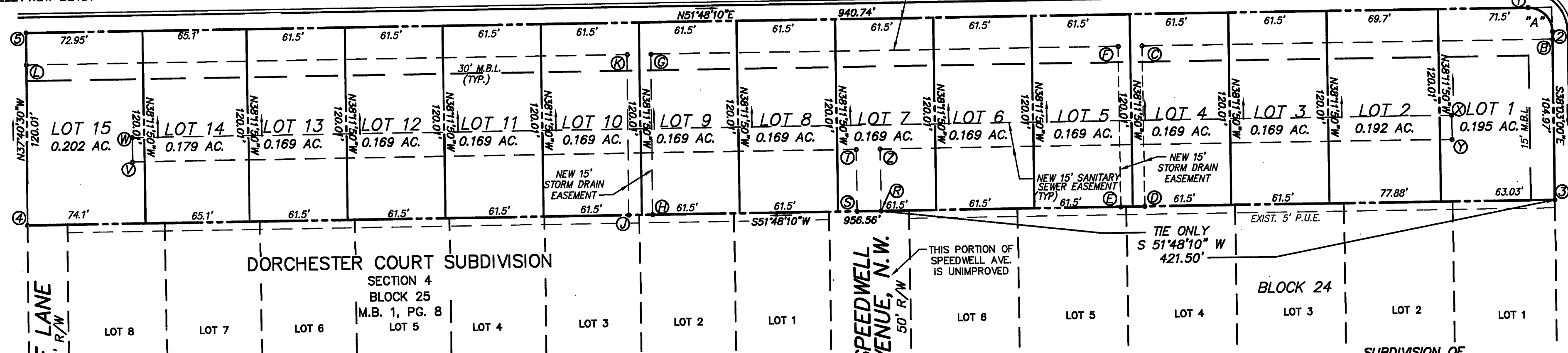
CURVE "A"
R = 15.00'
Δ = 90°08'50"
T = 15.04'
A = 23.60'
CH = S 83°07'25" E
21.24'

100'± TO
VALLEYVIEW BLVD.

MARR STREET, N.W.
50' R/W

PROPERTY OF
CITY OF ROANOKE

GRANDVIEW AVENUE, N.W.
50' R/W



DORCHESTER COURT SUBDIVISION

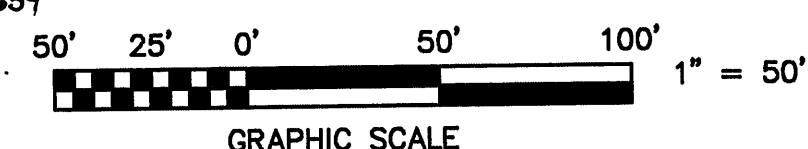
SECTION 4
BLOCK 25
M.B. 1, PG. 8

NEW 15' SANITARY SEWER EASEMENT		
R-S	S 51°48'10" W	15.00'
S-T	N 38°11'50" W	38.60'
T-V	S 51°48'10" W	453.52'
V-W	N 38°11'50" W	15.00'
W-X	N 51°48'10" E	826.31'
X-Y	N 38°11'50" W	15.00'
Y-Z	S 51°48'10" W	357.79'
Z-R	S 38°11'50" E	38.60'

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL No. 51161C0024D, DATED OCTOBER 15, 1993. THIS DETERMINATION HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. TOTAL BOUNDARY, BOUNDED BY CORNERS 1 THRU 5 TO 1, CONTAINS 2.627 AC.

THIS PLAT IS BASED ON A CURRENT
FIELD SURVEY AND LEGAL DESCRIPTION
CONTAINED IN D.B. 1473 PG. 654



DORCHESTER COURT
SECTION 5

PROPERTY OF

PIEDMONT CONSTRUCTION
CORPORATION OF VIRGINIA

SITUATE MARR ST.
CITY OF ROANOKE, VIRGINIA

T.P. PARKER & SON
ENGINEERS-SURVEYORS-PLANNERS

TAX NO.: 227-0230
DRAWN: JPR
CALC.: F-17
N.B.

SCALE: 1" = 50'
DATE: FEBRUARY 9, 1998
W.O. #: 97-1602

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT
THERE TO ATTACHED AND ADMITTED TO RECORD AT 10:12 O'CLOCK
A.M. ON THIS 31ST DAY OF MARCH, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Kate Clark
DEPUTY CLERK