

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MARY R. & CLINE A. CONNER ARE THE OWNERS OF A 0.636 ACRE TRACT, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY MARY B. CONNER, DEED DATED 28 SEPTEMBER, 1993, AND RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 1441, PAGE 19, THAT MARY R. & CLINE A. CONNER ARE THE OWNERS OF A 1.080 ACRE TRACT, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY MARY B. CONNER, DEED DATED 28 SEPTEMBER, 1993, AND RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 1441, PAGE 16, AND THAT MARY R. CONNER IS THE OWNER OF A 0.464 ACRE TRACT BY DEED RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT #201807676.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Mary R. Conner
 MARY R. CONNER - OWNER
 DEED BOOK 1441, PAGE 16 & 19
 AND INSTRUMENT #201807676

DECEASED

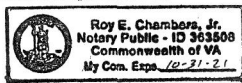
CLINE A. CONNER - OWNER
DEED BOOK 1441, PAGE 16 & 19

STATE OF VIRGINIA
CITY OF ROANOKE TO WIT:

I, ROY C. CHAMBERS JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MARY R. CONNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 17 DAY OF MAY, 2019.

REC
NOTARY PUBLIC, DATE & SEAL

REGISTRATION #: 363508



TAX #044.03-05-22.00
PROPERTY OF
CLINE A. & MARY R. CONNER
INSTRUMENT #014410016

ROANOKE COUNTY NOTES:

1. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

2. 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 RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.

APPROVED:

John J. Murphy
SUBDIVISION AGENT FOR
ROANOKE COUNTY PLANNING COMMISSION

102'± TO P.I. WITH
JOE CARROL ROAD

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-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 41161C0361, DATED DATE SEPTEMBER 23, 2004. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG AND IS DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

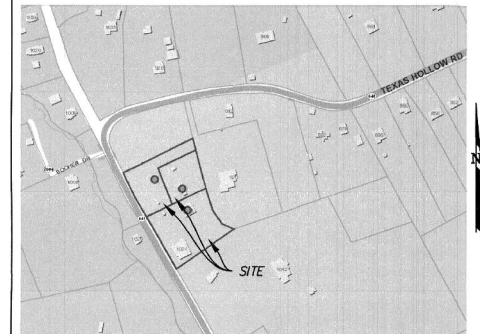
CURVE DATA

C1:
 LENGTH: 98.80'
 RADIUS: 1287.94'
 TANGENT: 49.43
 DELTA: 4°23'44"
 CHORD DIRECTION: N25°12'21"W
 CHORD LENGTH: 98.78'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 65°21'00" W	104.54'
L2	N 37°24'13" W	38.75'
L3	S 12°51'44" E	44.00'
L4	S 12°51'44" E	121.68'
L5	S 12°51'44" E	20.42'
L6	S 10°59'11" E	88.64'
L7	S 31°40'38" E	59.00'
L8	S 68°45'38" E	48.00'
L9	N 83°04'22" E	24.00'
L10	S 65°21'00" W	135.50'
L11	N 66°35'25" E	245.69'
L12	N 23°00'30" W	19.60'
L13	N 27°24'13" W	26.35'

~~MERIDIAN OF~~
D.B. 1145, PG. 711

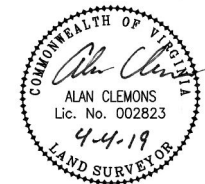


LOCATION MAP BY ROANOKE COUNTY GIS NO SCALE

TAX #044.03-05-15.00
PROPERTY OF
MARK R. & PONZA A. ATKINSON
INSTRUMENT #017090759

LEGEND:

- DEEDED CORNER
IRON SET
IRON FOUND
APPROXIMATE LOCATION DRAINFIELD
WELL



THIS PLAT IS BASED ON A PARTIAL
CURRENT FIELD SURVEY OF
PROPERTY LINES ONLY. PHYSICAL
IMPROVEMENTS HAVE BEEN PLATTED
FROM RECORDS. MARY R. CONNER IS
THE OWNER OF RECORD, SEE D.B.
1441, PG. 16 & 19 AND INSTRUMENT
#201807676. CLINE A. CONNER IS THE
OWNER OF RECORD, SEE D.B. 1441,
PG. 16 & 19.

RESUBDIVISION AND COMBINATION PLAT FOR

MARY R. CONNER

SHOWING RESUBDIVISION OF
TAX #044.03-05-20.00 (0.464 ACRES),
TAX #044.03-05-21.00 (0.636 ACRES), AND
TAX #044.03-05-19.00 (1.060 ACRES)
SITUATE ON TEXAS HOLLOW ROAD
CREATING HEREON TRACT A (1.190 ACRES)
AND TRACT B (0.974 ACRES)
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1"=40'

DATE: 4 APRIL, 2019
N.B.: RAW DATA
W.O.: 19-0021:02

TAX #: 044.03-05-19.00, 044.03-05-20.00,
& 044.03-05-21.00
DRAWN: BDR
CALC.: BDR, MAC



p a r k e r
DESIGN GROUP

ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

INSTRUMENT # 201904462

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