

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT NORMA JEAN SIGMON IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 55 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM T. KEISTER GREER, ET ALS, DATED 14 DECEMBER 1987, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1277, PAGE 692.

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 VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCES.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 16th DAY OF May, 1994.

BY: Norma Jean Sigmon
NORMA JEAN SIGMON, OWNER

STATE OF VIRGINIA

City of Roanoke

I, Laura B. Borchert, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT NORMA JEAN SIGMON, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED May 16, 1994, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 16, 1994.

MY COMMISSION EXPIRES May 31, 1997

Laura B. Borchert
NOTARY PUBLIC

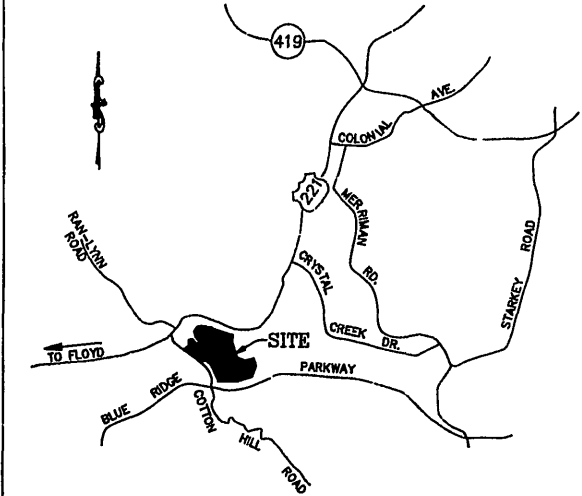
NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY JOLLY, PLACE, FRALIN & PRILLAMAN, P.C., DATED 26 OCTOBER 1993.
- THE PROPERTY SHOWN HEREON MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES THAT, DUE TO INSUFFICIENT DEED DESCRIPTIONS, ARE UNABLE TO BE ACCURATELY LOCATED:
 - RIGHT OF WAY AND DAM RIGHTS, D.B. 153, PG. 444, D.B. 154, PG. 111.
 - RIGHTS FOR USE OF SWIMMING POOL, D.B. 276, PG. 533.
 - NEW RIVER DEVELOPMENT COMPANY POWER LINE EASEMENT, D.B. 145, PG. 507.
 - APPALACHIAN ELECTRIC POWER COMPANY EASEMENTS, D.B. 543, PG. 390, D.B. 465, PG. 229.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S EXCEPT THOSE LOCATED IN BACK AND AS OTHERWISE NOTED.
- THIS PLAT CONTAINS THOSE PARCELS DESIGNATED AS TAX #96.02-1-44 & TAX #96.02-1-45.
- A PORTION OF THIS PROPERTY IS 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
SEE COMMUNITY PANEL #51161C0063 D.
- PROPERTY LINE FROM CORNERS 28 THRU 34 PER BLUE RIDGE PARKWAY PLAN #PKY-BR-IN-2079, SHEETS 8 & 9.
- THERE EXIST TEMPORARY CONSTRUCTION EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE EXISTING WATER & SEWER EASEMENTS SHOWN HEREON (SEE P.B. 15, PG. 63.)
- LOCATIONS OF APPALACHIAN ELECTRIC POWER COMPANY EASEMENTS, D.B. 327, PG. 278 AND D.B. 1194, PG. 51, WERE PROVIDED BY APPALACHIAN POWER COMPANY AS SHOWN HEREON.

ADJOINER INFORMATION CHART

PARCEL #	TAX NUMBER	PROPERTY OWNER	LEGAL REFERENCE
(A)	96.01-4-1	JOHN L. HART & SUE G. HART	D.B. 871, PG. 258
(B)	96.02-1-43	NINA E. MCCORMICK	D.B. 1371, PG. 747
(C)	86.19-2-31	LYNWOOD WELLS, Jr.	D.B. 1408, PG. 836
(D)	86.19-2-32	JOHN RAYMOND WARRING & JOSEPH BRITTON HELMS	D.B. 1303, PG. 73
(E)	86.19-2-33.2	HOWARD D. SCHWARTZ & BRENDA G. VIA	D.B. 1381, PG. 365
(F)	86.19-2-33.1	SUZANNE G. KILLIAN	D.B. 1339, PG. 1320
(G)	86.19-2-33	WAYNE JOE KEPHART & CAROLE WRIGHT FLYNN	D.B. 1319, PG. 436
(H)	86.19-2-9	H. M. HARRIS & LILLIAN W. HARRIS	D.B. 878, PG. 683
(J)	86.19-1-33	MARY C. WILLIAMS	D.B. 1322, PG. 459
(K)	96.07-1-6	NICHOLAS H. BEASLEY	W.B. 43, PG. 826
(L)	96.02-1-46	NICHOLAS H. BEASLEY	W.B. 43, PG. 826
(M)	96.02-1-37	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	D.B. 1142, PG. 693
(N)	96.02-1-41	MAXINE M. WOLF	D.B. 1274, PG. 1447
(P)	96.02-1-42	FREDERICK O. STANLEY & GINA G. STANLEY	D.B. 1168, PG. 550
(R)	96.02-1-39	MICHAEL J. GORDON	D.B. 1321, PG. 1599
(S)	96.02-1-38	BRUCE A. MUSGROVE	D.B. 1185, PG. 696

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	10264.46702	10367.68267
2	10330.99092	10428.62707
3	10483.74080	10721.14628
4	10513.43246	10694.34318
5	10531.95452	10718.39798
6	10641.16731	11109.93158
7	10708.34243	11184.00927
8	10789.31748	11215.68486
9	10894.33741	11201.30384
10	11052.46296	11161.73985
11	11185.06124	11220.41435
12	11247.44561	11296.56926
13	11212.56959	11459.84128
14	11145.30440	11573.31366
15	11092.69598	11631.06389
16	10978.12633	11794.99618
17	10881.82939	11970.28707
18	10843.92480	12175.82112
19	10774.03202	12332.52208
20	10755.67279	12309.79093
21	10722.95722	12390.96843
22	10404.09496	12445.90413
23	10146.35573	12482.19593
24	9391.05896	12664.82500
25	9292.12664	12920.26010
26	9274.33457	13304.69344
27	8761.51475	13305.09274
28	8528.03732	13078.12658
29	8451.09735	12493.70948
30	8494.80775	12165.28189
31	8510.51924	12082.52256
32	9051.10171	11993.27235
33	9213.39198	11890.67670
34	9197.48548	11870.65560
35	9443.09675	11657.09246
36	9536.66061	11555.98697
37	9670.70907	11375.29539
38	9726.50161	11265.67152
39	9769.83783	11127.18930
40	9866.96713	10880.51821
41	9911.89392	10801.85434
42	9930.52286	10774.08458
43	9963.69266	10722.49701
44	10050.43716	10997.13338
45	10289.21121	10900.30833
46	10355.80228	11042.87171
47	10265.19895	11085.19235
48	10307.51959	11175.79568
49	10547.12657	11063.87574
50	10537.00895	10958.23044
51	10473.52800	10822.32544
52	10466.47679	10825.61905
53	10354.71739	10550.01635
54	10218.96708	10388.65339
55	10253.70497	10372.14369
TOTAL AREA = 76.682 Ac.		



LOCATION MAP
NO SCALE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON May 17, 1994, AT 10:41 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Roberta Ann Palumbo
DEPUTY CLERK

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE COUNTY SUBDIVISION AND/OR ZONING ORDINANCE.

PLAT SHOWING
THE COMBINATION OF ORIGINAL
TAX PARCELS #96.02-1-44 & #96.02-1-45
CREATING HEREON

TRACT I (76.682 Ac.)

PROPERTY OF
NORMA JEAN SIGMON

SITUATED ALONG
VA. SEC. RTE. #686 (COTTON HILL ROAD)

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: : APRIL 1994

REV. IS MAY 1994
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

SHEET 1 OF 2
COMM. #78-308

