

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT JAMES K. RADER & MARTHA S. RADER ARE THE OWNERS OF A 3.014 TRACT, BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1 INCLUSIVE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY HAZEL FOUTZ RADER (WIDOW) BY DEED DATED JULY 29, 1965 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 783, PAGE 222.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE PROPERTY 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:

James K. Rader 7-7-06
JAMES K. RADER - OWNER DATE
DEED BOOK 783, PAGE 222

Martha S. Rader 7-7-06
MARTHA S. RADER - OWNER DATE
DEED BOOK 783, PAGE 222

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES K. RADER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7th DAY OF July, 2006.

MY COMMISSION EXPIRES:

9-30-06

Rose Lee Nichols
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MARTHA RADER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7th DAY OF July, 2006.

MY COMMISSION EXPIRES:

9-30-06

Rose Lee Nichols
NOTARY PUBLIC

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 ZONES "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0029 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS A 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. PROPERTY ZONED R1 AS OF THE DATE OF THIS PLAT.

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. Mump 7-7-06
ROANOKE COUNTY SUBDIVISION AGENT DATE

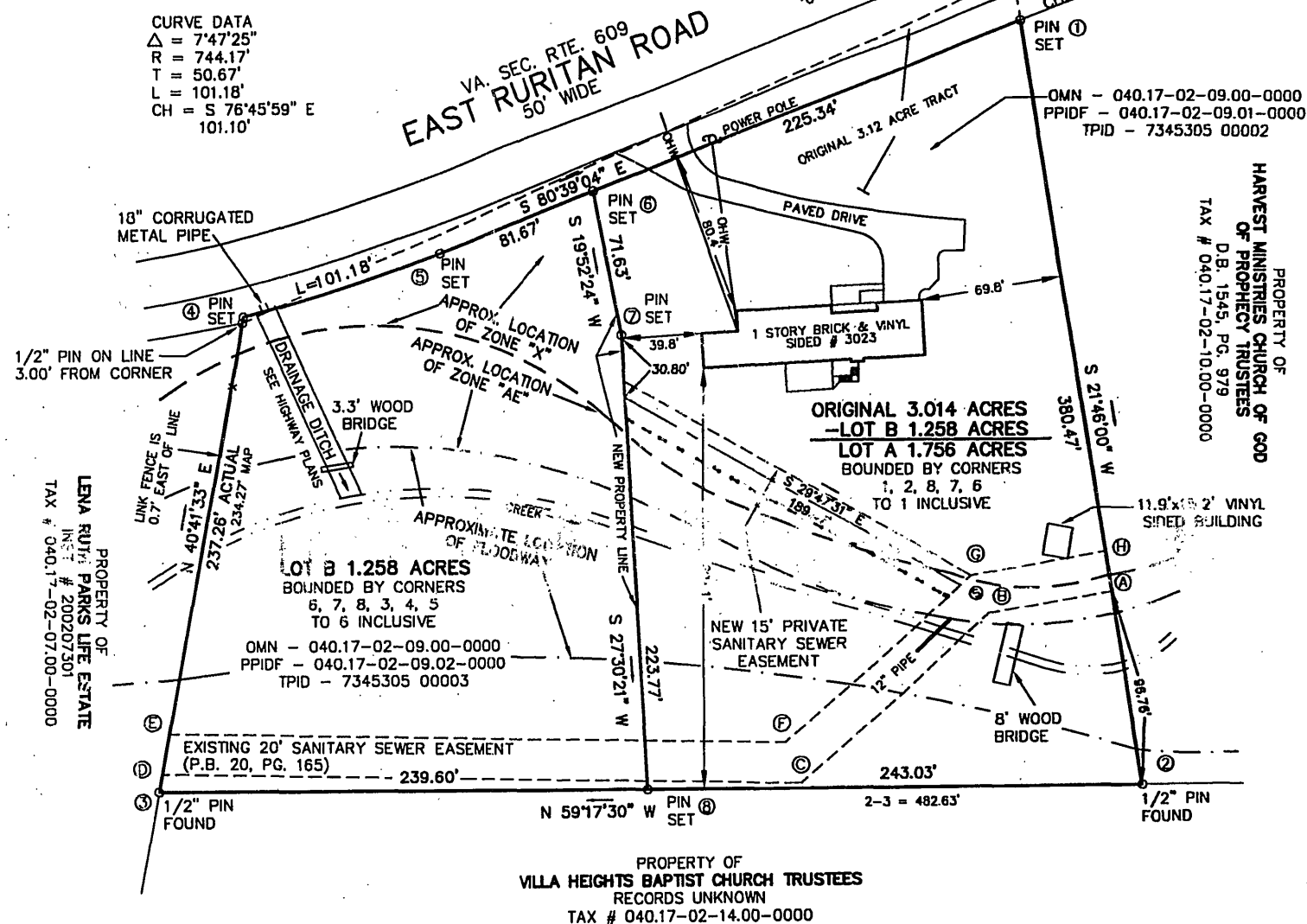
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 15:24 O'CLOCK P.M. ON THIS 7 DAY OF July, 2006.

TESTE: STEVEN A. MCGRAW
CLERK

BY: Deputy Clerk
DEPUTY CLERK

LEGEND:
OHW = OVERHEAD WIRE

CURVE DATA
Δ = 7°47'25"
R = 744.17'
T = 50.67'
L = 101.18'
CH = S 76°45'59" E
101.10'



NOTE: A DETAILED FLOOD STUDY MUST BE MADE AND AN ELEVATION CERTIFICATE WILL BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON THIS PROPERTY.

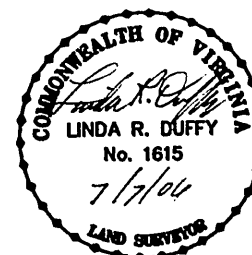
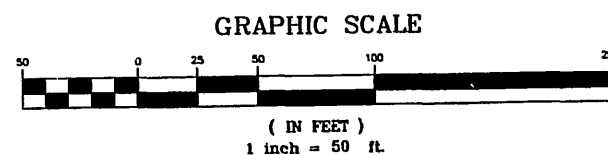
EXISTING 20' SANITARY SEWER EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
A-B	N 69°00'38\" W	60.36'
B-C	S 78°48'38\" W	124.05'
C-D	N 58°08'27\" W	314.27'
D-E	N 40°41'33\" E	20.24'
E-F	S 58°08'27\" E	303.27'
F-G	N 78°48'38\" E	121.93'
G-H	S 69°00'38\" E	66.40'
H-A	S 21°46'00\" W	20.00'

REFERENCE MAPS:

1. EASEMENT PLAT FOR THE COUNTY OF ROANOKE DATED 9-25-97 & RECORDED IN P.B. 20, PG. 165.
2. VDOT HIGHWAY PLANS FOR PROJECT # 0609-080-179, C-501 DATED 4-24-78 AND REVISED 8-3-78
3. SURVEY FOR JOHN M. O'KEY, INC. SHOWING 5.566 ACR. TRACT DATED 9-28-77 BY T.P. PARKER & SON

CLOSED BY REC JUNE 16, 2006



THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY. JAMES K. & MARTHA S. RADER ARE THE OWNERS OF RECORD, SEE D.B. 783, PG. 222.

SUBDIVISION FOR JAMES K. & MARTHA S. RADER

SHOWING THE SUBDIVISION OF A 3.014 ACRE TRACT SITUATE ON EAST RURITAN ROAD CREATING HEREON LOT A (1.756 ACRES) & LOT B (1.258 ACRES) HOLLINS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

TAX NO.: 040.17-02-09
DRAWN: REC
CALC: REC
N.B.: RR-53

SCALE: 1\"=50'
DATE: JULY 6, 2006
W.O.: 06-C251-01

parker
DESIGN GROUP
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
816 Boulevard
Salem, Virginia 24153
Phone: 540-387-1153
Fax: 540-389-5767
www.parkerdg.com

P.B. 30 PG. 77