

BOUNDARY LINE CALCULATIONS

SECTION ONE						
CORS	BEARING	DIST.	N	S	E	W
1-2	N 15° 19' 25" E	174.22	168.03		46.04	
2-3	N 15° 21' 05" E	45.58	43.95		12.07	
3-4	N 15° 21' 16" E	8.70	8.39		2.30	
4-5	N 15° 21' 16" E	90.00	86.79		23.83	
5-6	S 29° 38' 44" E	28.28		24.58	13.99	
6-7	S 74° 38' 44" E	295.10		78.14	284.57	
7-8	S 74° 59' 38" E	24.02		6.22	23.20	
8-9	S 79° 34' 01" E	291.00		52.70	286.19	
9-10	S 83° 47' 31" E	194.74		21.06	193.60	
10-11	N 6° 12' 29" E	97.17	96.60		10.51	
11-12	S 83° 45' 41" E	14.22		1.55	14.14	
12-13	N 6° 12' 29" E	7.28	7.24		0.79	
13-14	S 83° 43' 01" E	55.76		6.10	55.43	
14-15	N 6° 12' 29" E	104.37	103.76		11.29	
15-16	N 83° 38' 19" W	95.48	6.15		55.14	
16-17	N 3° 00' 01" E	50.09	50.02		2.62	
17-18	N 6° 29' 13" E	97.46	96.84		11.01	
18-19	S 6° 12' 29" W	335.11		36.70	325.75	
19-20	S 38° 47' 31" E	28.28		22.04	17.72	
20-21	S 83° 47' 31" E	4.49		0.49	4.46	
21-22	S 5° 51' 23" W	227.75		226.56	23.24	
22-23	S 11° 47' 18" W	20.38		19.95	4.16	
23-24	N 78° 12' 42" W	178.91	36.55		175.14	
24-25	S 66° 45' 52" W	250.54		98.84	230.22	
25-1	N 74° 39' 15" W	845.53	223.76		815.38	
TOTALS SECTION 1		928.08	928.08	1339.51	1339.52	
BLOCK ONE, SECTION TWO						
8-26	N 14° 39' 21" E	111.50	107.87		28.21	
26-27	S 74° 55' 14" E	62.31		16.21	60.16	
27-28	S 76° 58' 23" E	66.14		14.91	64.44	
28-29	S 79° 26' 15" E	66.18		12.13	65.06	
29-30	S 79° 54' 04" E	66.30		11.62	65.27	
30-31	S 83° 43' 01" E	209.20		22.89	207.94	
31-11	S 6° 12' 29" W	7.29		7.25	0.79	
11-10	S 6° 12' 29" W	97.17		96.60	10.51	
10-9	N 83° 47' 31" W	194.74	21.06		193.60	
9-8	N 79° 34' 01" W	291.00	52.69		286.19	
TOTALS BLOCK 1, SEC 2		181.62	181.61	491.08	491.09	
BLOCK TWO, SECTION TWO						
32-33	S 74° 38' 44" E	5.10		1.35	4.92	
33-34	S 77° 07' 11" E	174.84		38.97	170.44	
34-35	S 10° 24' 21" W	120.00		118.03		21.67
35-36	N 78° 44' 43" W	63.55	12.40		62.33	
36-37	N 77° 02' 53" W	63.55	14.24		61.93	
37-38	N 79° 20' 03" W	63.46	11.74		62.36	
38-32	N 15° 21' 16" E	124.40	119.96		32.94	
TOTALS BLOCK 2, SEC 2		158.84	158.85	208.30	208.29	

THE FOLLOWING LOTS HAVE BEEN CONVEYED TO ROANOKE SWIFT HOMES INC.

LOT N°	BLOCK N°	SEC. N°	DATE	DEED REF.
4	1	1	8-15-75	DB 1367 PG 408
5	1	1	12-15-75	DB 1371 PG 44
6	1	1	12-15-75	DB 1371 PG 51
7	1	1	11-19-75	DB 1370 PG 584
2	1	2	11-19-75	DB 1370 PG 584
5	1	2	8-15-75	DB 1367 PG 408
6	1	2	6-16-75	DB 1367 PG 400
7	1	2	2-2-76	DB 1373 PG 329

THIS MAP DOES NOT CHANGE OR AFFECT IN ANY WAY THE LOTS AS SHOWN ON THE MAPS OF SECTIONS ONE AND TWO RECORDED IN MAP BOOK 1 PAGE 218 AND 225, EXCEPT FOR THE EASEMENTS CONVEYED TO APPALACHIAN POWER CO. AND C&P TELEPHONE CO OF VA. THESE LOTS WERE CONVEYED SUBJECT SPECIFICALLY TO THESE EASEMENTS.

KNOW ALL MEN BY THESE PRESENTS, TO WIT THE UNDERSIGNED OWNER HEREBY CERTIFIES THAT THE SUBDIVISION OF LAND AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE SAID OWNER AND IS PURSUANT TO AND IN COMPLIANCE WITH THE PROVISIONS OF TITLE 15.1 OF THE 1950 CODE OF VIRGINIA, AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, AS AMENDED. THE SAID OWNER HEREBY DEDICATES TO THE CITY OF ROANOKE, VIRGINIA, IN FEE SIMPLE, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, AND DEDICATES TO THE SAID CITY OF ROANOKE, VIRGINIA, ALL PUBLIC EASEMENTS INDICATED ON SAID PLAT. IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON OCTOBER 6, 1976 CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

BY Russell R. Henley EXECUTIVE DIRECTOR

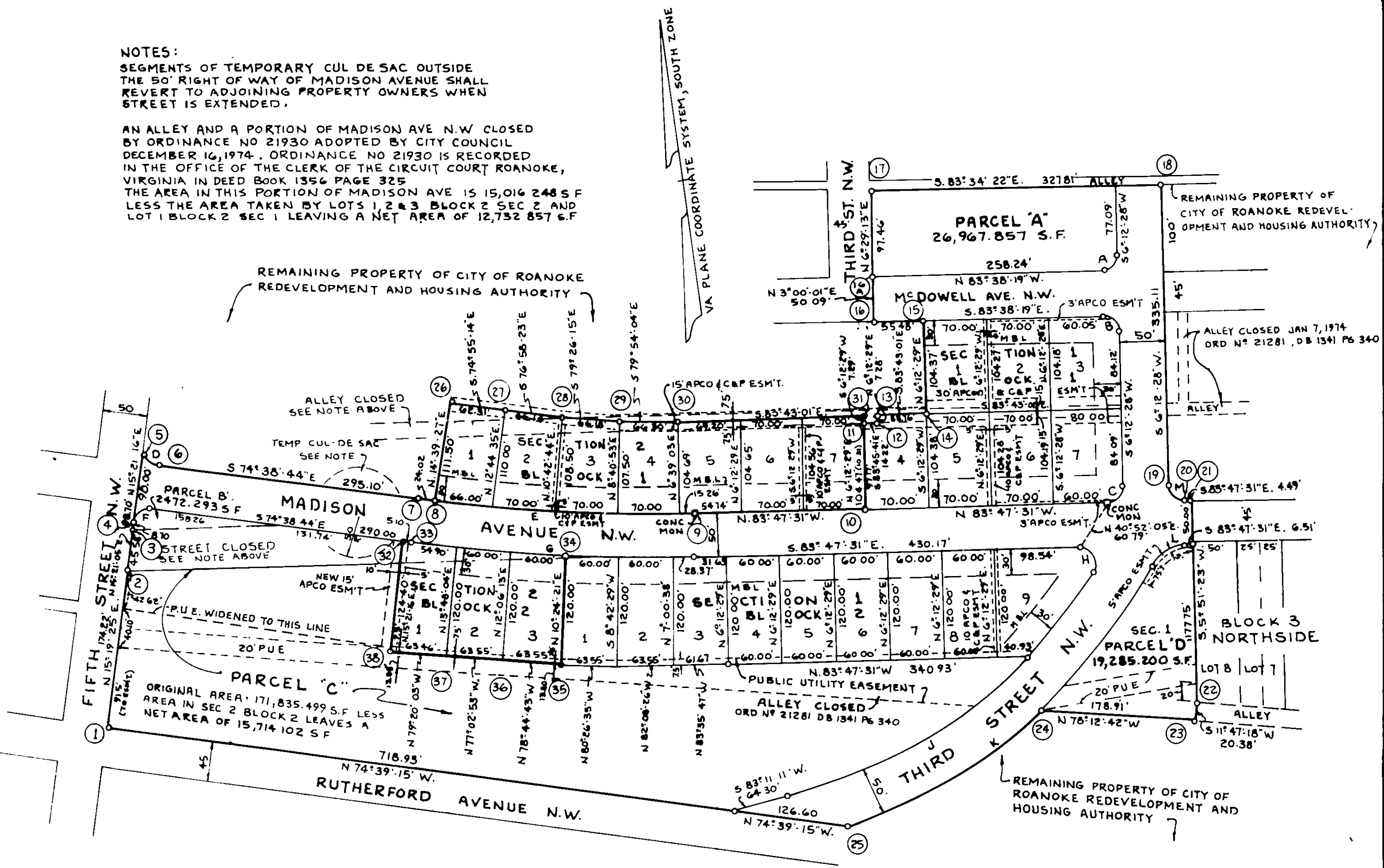
STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }
I, Homer M. Martin, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Russell R. Henley WHOSE NAME AS SUCH IS SIGNED TO THE FOREGOING WRITING DATED OCTOBER 6, 1976 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND ACKNOWLEDGED THE SAME ON OCTOBER 6, 1976. MY COMMISSION EXPIRES DECEMBER 6, 1977.
Homer M. Martin
NOTARY PUBLIC

AREA SECTION ONE = 10.387 ACRES
AREA BLOCK ONE, SECTION TWO = 1.173 ACRES
AREA BLOCK TWO, SECTION TWO = 0.513 ACRES
TOTAL AREA SECTIONS ONE & TWO = 12.073 ACRES

OCT 4, 1976
I HEREBY CERTIFY THAT THIS REVISED PLAT IS CORRECT.
William D. Kelly
CERTIFIED LAND SURVEYOR

APPROVED:
William D. Kelly 10-12-76
AGENT - ROANOKE CITY PLANNING COMMISSION DATE
Thomas J. Brady 10-11-76
ENGINEER - CITY OF ROANOKE DATE

NOTES:
SEGMENTS OF TEMPORARY CUL DE SAC OUTSIDE THE 50' RIGHT OF WAY OF MADISON AVENUE SHALL REVERT TO ADJOINING PROPERTY OWNERS WHEN STREET IS EXTENDED.
AN ALLEY AND A PORTION OF MADISON AVE. N.W. CLOSED BY ORDINANCE NO 21930 ADOPTED BY CITY COUNCIL DECEMBER 16, 1974. ORDINANCE NO 21930 IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT ROANOKE, VIRGINIA IN DEED BOOK 1356 PAGE 325. THE AREA IN THIS PORTION OF MADISON AVE IS 15,016.248 S.F. LESS THE AREA TAKEN BY LOTS 1, 2 & 3 BLOCK 2 SEC 2 AND LOT 1 BLOCK 2 SEC 1 LEAVING A NET AREA OF 12,732.857 S.F.



M.B.L. DENOTES MINIMUM BUILDING SETBACK LINE
APCO DENOTES APPALACHIAN POWER COMPANY
C&P DENOTES CHESAPEAKE AND POTOMAC TELEPHONE CO
P.U.E. DENOTES PUBLIC UTILITY EASEMENT

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD DIST.
A	90° 09' 13"	20.00'	20.05'	31.47'	S 51° 17' 05.5" W	28.23'
B	89° 50' 41"	20.00'	19.95'	31.36'	S 38° 42' 55.5" E	28.25'
C	90° 00' 01"	20.00'	20.00'	31.42'	S 51° 12' 28.5" W	28.28'
D	90° 00' 00"	20.00'	20.00'	31.42'	S 29° 38' 44" E	28.28'
E	9° 08' 47"	1975.00'	157.98'	315.28'	N 79° 13' 07.5" W	314.94'
LOT 5	0° 26' 33"	1975.00'	7.63'	15.26'	N 83° 34' 15" W	15.26'
LOT 4	2° 01' 51"	1975.00'	35.01'	70.00'	N 82° 20' 02" W	70.00'
LOT 3	2° 01' 51"	1975.00'	35.01'	70.00'	N 80° 18' 11" W	70.00'
LOT 2	2° 01' 51"	1975.00'	35.01'	70.00'	N 78° 16' 21" W	70.00'
LOT 1	1° 54' 53"	1975.00'	33.00'	66.00'	N 76° 17' 59" W	66.00'
REMAIN. PROP.	0° 41' 48"	1975.00'	12.01'	24.02'	N 74° 59' 38" W	24.02'
F	90° 00' 00"	20.00'	20.00'	31.42'	N 60° 21' 16" E	28.25'
G	9° 08' 47"	2025.00'	161.98'	323.27'	S 79° 13' 07.5" E	322.92'
LOT 1 SEC 2	1° 33' 12"	2025.00'	27.45'	54.90'	S 75° 25' 20" E	54.90'
LOT 2 SEC 2	1° 41' 51.5"	2025.00'	30.00'	60.00'	S 77° 02' 52" E	60.00'
LOT 3 SEC 2	1° 41' 51.5"	2025.00'	30.00'	60.00'	S 78° 44' 43" E	60.00'
LOT 1 SEC 1	1° 41' 53"	2025.00'	30.00'	60.00'	S 80° 26' 35" E	60.00'
LOT 2 SEC 1	1° 41' 53"	2025.00'	30.00'	60.00'	S 82° 08' 27" E	60.00'
LOT 3 SEC 1	0° 48' 03"	2025.00'	14.19'	28.37'	S 83° 23' 27" E	28.37'
H	124° 04' 55"	20.00'	37.68'	43.31'	S 21° 45' 03.5" E	35.33'
J	42° 53' 47"	575.00'	225.90'	430.49'	S 61° 44' 17.5" W	420.51'
LOT 9	11° 32' 46"	575.00'	58.13'	115.86'	S 46° 03' 47" W	115.67'
PARCEL C	31° 21' 01"	575.00'	161.36'	314.63'	S 47° 30' 40.5" W	310.72'
K	41° 46' 25"	625.00'	238.50'	455.68'	S 57° 26' 23" W	445.65'
REMAIN. PROP.	23° 07' 28"	625.00'	121.87'	252.25'	S 66° 45' 52" W	250.54'
PARCEL D	18° 38' 57"	625.00'	102.62'	203.43'	S 45° 52' 40" W	202.53'
L	59° 39' 25"	50.00'	28.67'	52.06'	S 66° 22' 45.5" W	49.74'
M	89° 59' 59"	20.00'	20.00'	31.42'	S 36° 47' 31" E	28.28'

THIS IS A REVISED MAP OF SECTIONS ONE AND TWO GAINSBORO NEIGHBORHOOD DEVELOPMENT PROGRAM. SECTION ONE IS RECORDED IN MAP BOOK 1 PAGE 218; SECTION TWO IS RECORDED IN MAP BOOK 1 PAGE 225 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA. THE ONLY REVISIONS MADE ON THIS MAP IS THE DELINEATION OF EASEMENTS CONVEYED TO THE APPALACHIAN POWER CO. AND THE CHESAPEAKE AND POTOMAC TELEPHONE CO OF VIRGINIA BY THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY BY DEEDS DATED MAY 5, 1975 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, IN DEED BOOK 1362 PAGE 456 AND DEED BOOK 1362 PAGE 460. THIS SECOND REVISED MAP OF SECTIONS ONE AND TWO GAINSBORO N.D.P. IS THE SAME AS THE REVISED MAP, EXCEPT FOR THE ADDITIONAL APCO ESMIT AND WIDENING OF THE 20' P.U.E. IN PARCEL 'C'. IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON OCT 19, 1976 AT 4:40 O'CLOCK P.M.
TESTE: WALKER R. CARTER JR., CLERK

BY: Virginia Knight Deputy Clerk
THIS MAP REPLACES THE REVISED MAP OF SECTIONS ONE & TWO GAINSBORO N.D.P., DATED MAR. 2, 1976, AND RECORDED IN M.B. 1 PG. 236

**SECOND REVISED MAP
SECTIONS ONE & TWO
GAINSBORO NEIGHBORHOOD
DEVELOPMENT PROGRAM**

PROGRAM NO. VA. A-6
CITY OF ROANOKE REDEVELOPMENT AND
HOUSING AUTHORITY, ROANOKE, VA.
BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

DATE: OCT. 4, 1976 SCALE: 1"=100'