

CURVE DATA

CURVE	ANGLE	RADIUS	ARC	TANGENT	CHORD	CHD DIST.
A	0° 07' 50"	1996.86'	4.55'	2.27'	5 2° 18' 55" W	4.55'
B	3° 31' 43"	1996.86'	122.98'	61.51'	5 4° 08' 41" W	122.96'
C	94° 11' 33"	25.04'	41.17'	26.94'	5 41° 11' 14" E	36.68'

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PAUL A. DUNCAN AND GARY A. DUNCAN PARTNERSHIP, A VIRGINIA GENERAL PARTNERSHIP, CONSISTING OF PAUL A. DUNCAN AND GARY A. DUNCAN, IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 16 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED BOOK 1550 PAGES 1217 & 1220 AND DEED BOOK 1567 PAGE 1902, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VA. THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND SHOWN HEREON IS ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED UNDER SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE. THE SAID OWNER DOES HEREBY DEDICATE AND CONVEY IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA, A 0.0037 ACRE TRACT FOR STREET USE.

WITNESS THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON THIS 8th DAY OF Jan, 1988.

Paul A. Duncan
PAUL A. DUNCAN

Gary A. Duncan
GARY A. DUNCAN

STATE OF VIRGINIA, TO WIT:
(AT LARGE)

I, Carrie C. Crapp, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT PAUL A. DUNCAN AND GARY A. DUNCAN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF Jan, 1988.

Carrie C. Crapp My Commission Expires: 12-26-88
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED IS ADMITTED TO RECORD AT 12:45 O'CLOCK P.M. ON THIS 8th DAY OF March, 1988.

TESTE: PATSY TESTERMAN, CLERK

By: Kelly S. Good
DEPUTY CLERK

APPROVED: Charles M. Huffer 3/7/88
CITY ENGINEER OF ROANOKE, VIRGINIA DATE
Edward R. Tuckey 3/7/88
AGENT FOR CITY OF ROANOKE PLANNING COMMISSION DATE

NOTES: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

IRON PINS PLACED ON ALL CORNERS UNLESS OTHERWISE NOTED.

TOTAL AREA IN BOUNDARY = 6.409 ACRES

D.E. DENOTES DRAINAGE EASEMENT (PRIVATE)

LEGAL REFERENCE:

D.B. 1550, PGS. 1217 & 1220

D.B. 1567, PG. 1902

ROA. CO. P.B. 3, PG. 119

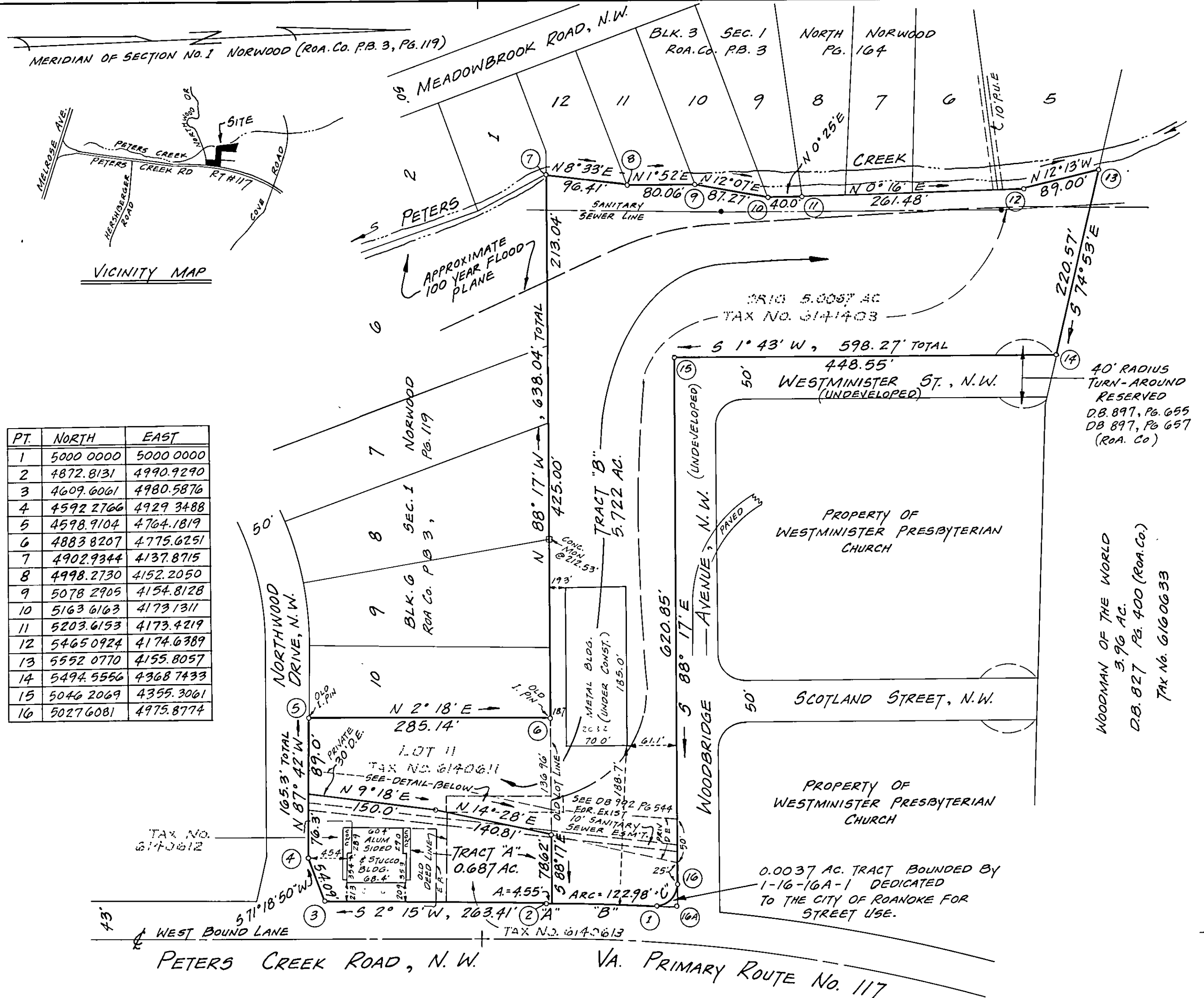
TAX NOS. 6141403

6140611

6140612

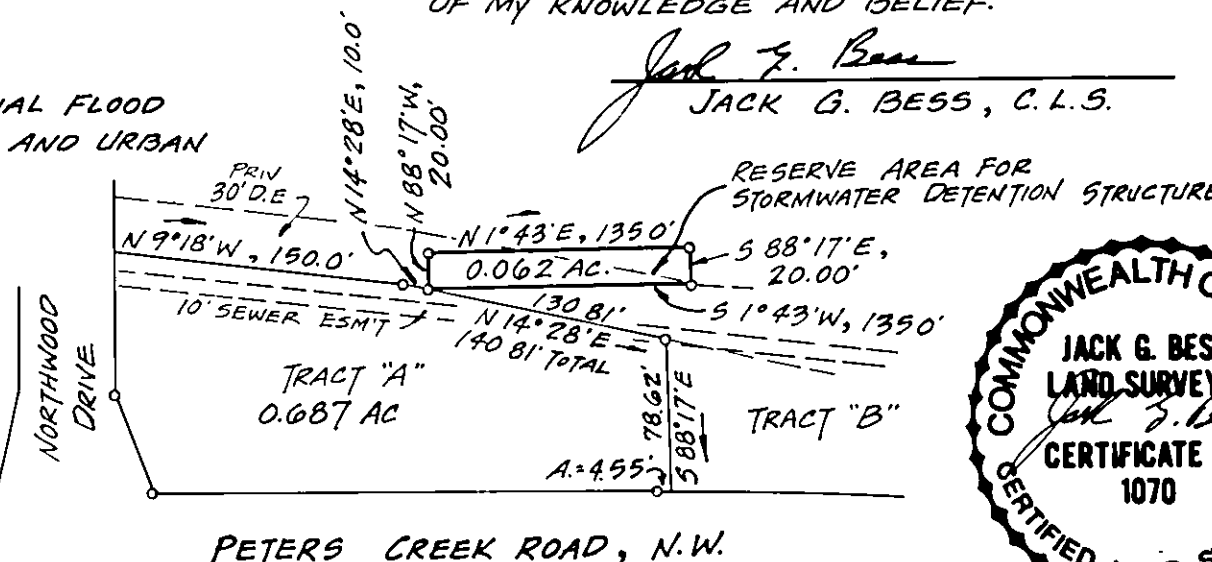
6140613

PT.	NORTH	EAST
1	5000.0000	5000.0000
2	4872.8131	4990.9290
3	4609.6061	4980.5876
4	4592.2766	4929.3488
5	4598.9104	4764.1819
6	4883.8207	4775.6251
7	4902.9344	4137.8715
8	4998.2730	4152.2050
9	5078.2905	4154.8128
10	5163.6163	4173.1311
11	5203.6153	4173.4219
12	5465.0924	4174.6389
13	5552.0770	4155.8057
14	5494.5556	4368.7433
15	5046.2069	4355.3061
16	5027.6081	4975.8774



I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jack G. Bess
JACK G. BESS, C.L.S.



PLAT OF SURVEY
PROPERTY OF
PAUL A. DUNCAN AND GARY A. DUNCAN PARTNERSHIP,
A VIRGINIA GENERAL PARTNERSHIP

SHOWING TRACT "A" (0.687 AC.) OF BLOCK G, SECTION No. 1, NORWOOD (ROA. CO. P.B. 3, PG. 119), AND TRACT "B" (5.722 AC.) BEING LOT 11, BLOCK G, SECTION 1, NORWOOD, AND AN ADJOINING 5.003 ACRE TRACT (TAX NO. 6141403), AND ALSO SHOWING THE DEDICATION OF A 0.0037 ACRE TRACT TO THE CITY OF ROANOKE FOR STREET PURPOSES

ROANOKE,
SCALE: 1" = 100'

VIRGINIA
JAN. 5, 1988

CERTIFIED CORRECT BY:
Jack G. Bess
CERTIFIED LAND SURVEYOR

SEE PLAN #6069

N.B. W-103

THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.