

NOTES:

1. THIS PROPERTY IS NOT 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. PROPERTY SHOWN BY SURVEY ON THIS PLAT IS ON THIS DATE, 17 MAY, 1989, ZONED RS-3.

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	705.0306	988.8316
2	858.9925	846.0999
3	1000.0083	999.9919
4	1017.0050	1018.3253
5	948.2695	1082.0492
6	904.9415	1035.3138
7	820.6080	1113.4985
1	705.0306	988.8316

TOTAL AREA = .955 ACRE

AREA TO BE HEREBY COMBINED WITH TAX #7040201 TO CREATE NEW LOT 1A

CORNER	BEARING	DIST.	NORTHING	EASTING
1A-1B	N 42°50' W	15.00'	789.3654	910.6482
1B-6	N 47°10' E	170.00'	904.9415	1035.3138
6-6A	S 42°50' E	15.00'	893.9415	1045.5118
6A-1A	S 47°10' W	170.00'	778.3652	920.8461

TOTAL AREA = 0.059 ACRE

APPROVED:

Edmund A. Tuckey
AGENT, ROANOKE CITY PLANNING COMMISSION
Charles M. D. [Signature]
CITY ENGINEER, ROANOKE, VIRGINIA

6/14/89
DATE
6/17/89
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD 6-14-89, AT 3:12 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Henrie Johnson
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS: TO WIT:

THAT EUGENE B. CLEMENTS AND EDNA B. CLEMENTS ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, AND BEING A PORTION OF LOT 1, SECTION 7, ACCORDING TO THE MAP OF IDLEWILD PARK, RECORDED IN ROANOKE COUNTY PLAT BOOK 1, PAGE 258, AND BEING ALL THE LAND CONVEYED TO SAID OWNERS BY DEED OF CORRECTION DATED JANUARY 20, 1967 FROM LAURA L. FARRAR RECORDED IN ROANOKE COUNTY DEED BOOK 667, PAGE 385, AND ALL OF THE LAND CONVEYED TO SAID OWNERS AND SET FORTH IN DEED DATED JULY 4, 1988 RECORDED IN ROANOKE CITY IN DEED BOOK 1586, PAGE 1441 AND REFERENCED TO WILL BOOK 29, PAGE 784.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 25th DAY OF May 1989.

BY: Eugene B. Clements
EUGENE B. CLEMENTS

BY: Edna B. Clements
EDNA B. CLEMENTS

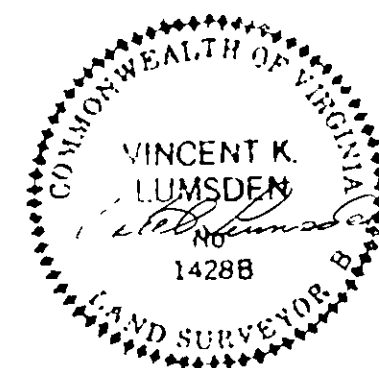
STATE OF Virginia
County of Roanoke
I, Cheryl P. Childress

, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT EUGENE B. CLEMENTS AND EDNA B. CLEMENTS, OWNERS, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 25th, 1989.

MY COMMISSION EXPIRES June 27, 1992.

Cheryl P. Childress
NOTARY PUBLIC

V. this [Signature]
I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY BELIEF.



PLAT SHOWING
RESUBDIVISION OF ORIGINAL PORTION
OF LOT 1 SECTION No. 7
IDLEWOOD PARK (P.B. 1 PAGE 258)
CREATING

NEW LOTS 1A & 1B

PROPERTY OF

EUGENE B. CLEMENT

&

EDNA B. CLEMENT

ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: 17 MAY 1989

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

#89-1486