

ENTRANCEWAYS AS SHOWN HEREON MAY BE ADJUSTED AS TO LOCATION BY THE BUILDER. ANY RELOCATION SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. LOCATION OF ENTRANCEWAY FOR NEW LOT 2, SHALL BE AT LEAST ONE HUNDRED FEET (100') FROM THE INTERSECTION OF GRANDIN ROAD AND GLEN HEATHER DRIVE, S.W.
- 2. AREA SUFFICIENT FOR VEHICULAR TURNAROUND PURPOSES SHALL BE PROVIDED AS AN ADDITION TO NORMAL DRIVEWAY REQUIREMENTS, ON BOTH NEW LOT 1, AND NEW LOT 2.

THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATION.

CURVE DATA							
CUR.	LOT	DELTA	RAD	ARC	TAN	CHORD	DIST.
<u>``A''</u>	TOTAL	4° 14' 50"	2525 55	187.21	9365	NG2º16'31" W	71 781
"A1"		2019,05	2525.55	102.14	51.08	NG3° 14' 24" W	10213
	2_	1° 55 '48"	2525.55	85 06	42.54	N @10 OT. OO" W	8506
"B"	2	9°50' 12"	145 80	25.03	12 55	N G5° O4' 12" W	25.00
ROAD		5-01'10"	2515 55	220.37	110.26	N. 96, 4d. 33.M	220.30

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

CERTIFICATE NO. 1076
CERTIFIED LAND SURVEYOR

APPROVED:

Charles M Lifting

CITY ENGINEER OF BOANOKE, VIRGINIA

AGENT FOR CITY OF ROANOKE PLANNING COMMISSION

DATE

7/2/89

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:/5 O'CLOCK ρ .M. ON THIS 2/57 DAY OF 5u/4, 1989.

TESTE: PATSY TESTERMAN

Kathy Child DEPUTY CLERK KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT F. M. VARNEY ESTATE (EVERETT RAY VARNEY, ADMINISTRATOR) IS THE FEE SIMPLE OWNER_ OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY BERTIE A. VARNEY AND FRANK M. VARNEY, SR. BY DEED DATED DECEMBER 26, 1961, AND RECORDED IN THE CLERK'S OFFICE OF THE-CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 681, PAGE 164.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

WITNESS THE SIGNATURE AND SEAL OF EVERETT RAY VARNEY ON THIS DAY OF JUNE, 1989.

Everett Ray Varney, ADMINISTRATOR F. M. VARNEY ESTATE

STATE OF VIRGINIA
OF Selem

I, MUGARET G. REYNARD, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EVERETT RAY VARNEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS DEPSONALLY

WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 14 DAY OF JUNE, 1989.

MY COMMISSION EXPIRES:

July 24 1992

Margaret D. Reynard

SUBDIVISION FOR

F.M. VARNEY ESTATE

SHOWING DIVISION OF A 0.931 ACRE TRACT INTO
NEW LOT 1(0.374 ACRE) AND NEW LOT 2(0.487 ACRE)
AND A 0.070 ACRE PARCEL TO BE DEDICATED TO THE
CITY OF ROANOKE FOR STREET PURPOSES.
SITUATE ON GRANDIN ROAD EXTENSION, S.W.
ROANOKE CITY, VIRGINIA

W.O.# 89-0281 N.B.-G61 MARCH 31, 1989

N.B.-G61 SCALE 1"=30' TAX # 5080312

M.B.___ PG.<u>873</u>