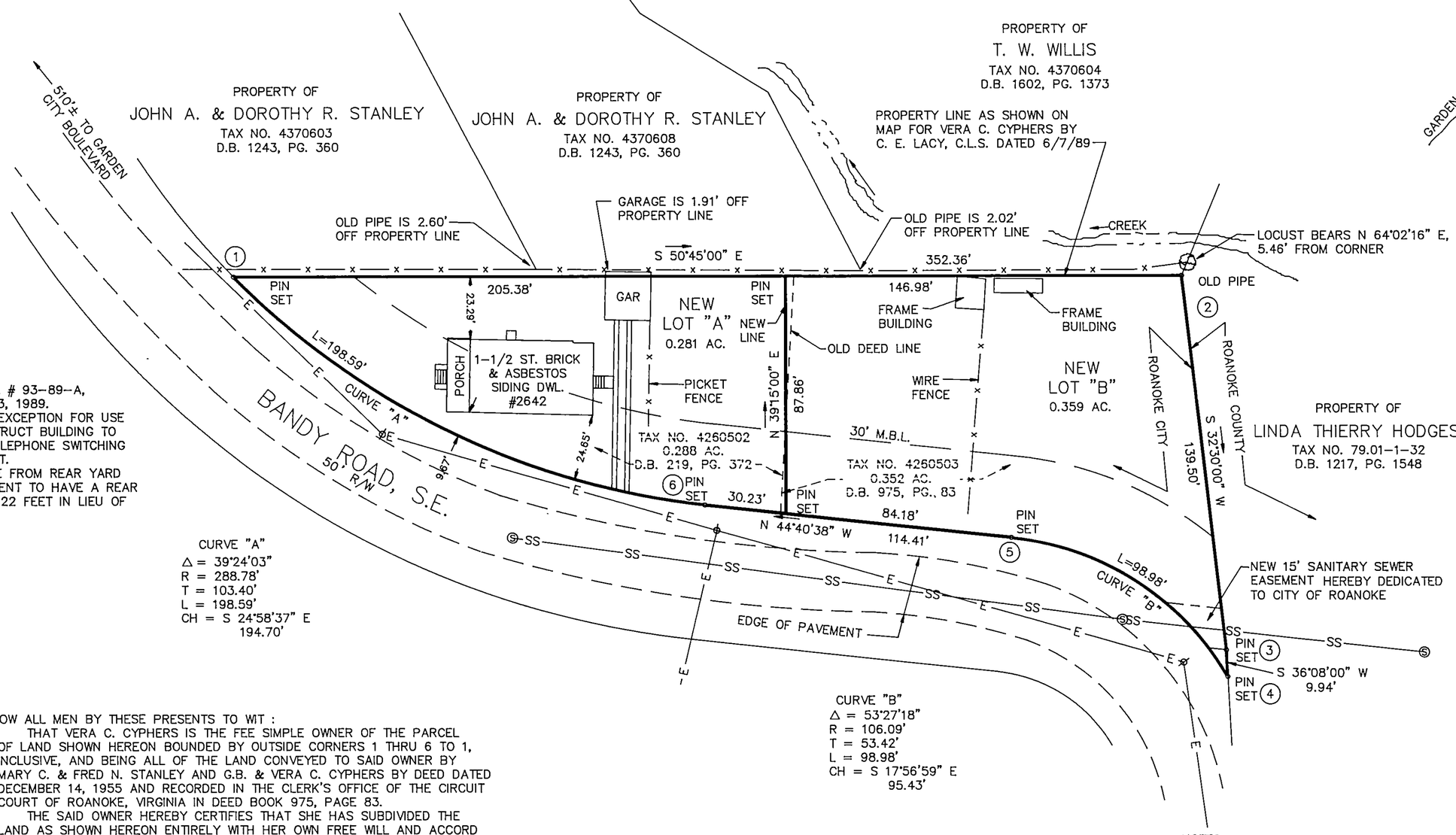
THIS IS AN ORIGINAL PLAT AND HAS NOT BEEN REDUCED

M.B. 1 PG. 896



NOTE:
SEE APPEAL # 93-89-A, DATED OCT. 3, 1989.
1. SPECIAL EXCEPTION FOR USE TO CONSTRUCT BUILDING TO HOUSE TELEPHONE SWITCHING EQUIPMENT.
2. VARIANCE FROM REAR YARD REQUIREMENT TO HAVE A REAR YARD OF 22 FEET IN LIEU OF 25 FEET.

CURVE "A"
Δ = 39°24'03"
R = 288.78'
T = 103.40'
L = 198.59'
CH = S 24°58'37" E
194.70'

CURVE "B"
Δ = 53°27'18"
R = 106.09'
T = 53.42'
L = 98.98'
CH = S 17°56'59" E
95.43'

BOUNDARY COORDINATES		
COR	NORTHING	EASTING
1	5064.80	4911.35
2	4841.86	5184.22
3	4724.20	5109.26
4	4716.18	5103.40
5	4806.96	5073.99
6	4888.32	4993.55
1	5064.80	4911.35

TOTAL BOUNDARY, CORNERS 1 THRU 6 TO 1, CONTAINS 0.640 AC.

KNOW ALL MEN BY THESE PRESENTS TO WIT :
THAT VERA C. CYPHERS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY MARY C. & FRED N. STANLEY AND G.B. & VERA C. CYPHERS BY DEED DATED DECEMBER 14, 1955 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 975, PAGE 83.
THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH HER 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 NEW 15' SANITARY SEWER EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR PUBLIC USE.
WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Vera C. Cyphers 10-15-89
VERA C. CYPHERS DATE

STATE OF VIRGINIA
City OF Salem
TO WIT:

I, Linda C. Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT VERA C. CYPHERS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15th DAY OF October, 1989.

MY COMMISSION EXPIRES:
February 28, 1993

Linda C. Johnson
NOTARY PUBLIC

APPROVED:

Charles M. Huffine 10/18/89
CITY ENGINEER OF ROANOKE, VIRGINIA DATE

Edward R. Tucker 10/18/89
AGENT - CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:30 O'CLOCK P.M. ON THIS 19th DAY OF October, 1989.

TESTE: PATSY TESTERMAN
CLERK
BY: Lena Testerman
DEPUTY CLERK

40' 20' 0' 25' 50'
1" = 30'
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
JOHN T. PARKER
No. 1076
LAND SURVEYOR

NOTES:
1. THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. 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 ELEVATIONS.
3. LEGAL REFERENCE: D.B. 975, PG. 83.
4. SEE MAP FOR VERA C. CYPHERS BY C.E. LACY, C.L.S, DATED JUNE 7, 1989 RECORDED IN M.B. 1, PG. 868.

SUBDIVISION FOR

VERA C. CYPHERS

SHOWING THE SUBDIVISION OF A 0.288 AC. TRACT AND A 0.352 AC. TRACT AND CREATING NEW LOT "A" (0.281 AC.) & NEW LOT "B" (0.359 AC.) SITUATE ON BANDY ROAD, S.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - PLANNERS - SURVEYORS

TAX NO. 4260502,0503
DRAWN: DAP/CADD
CALC.: DAP
N.B.: SB-3

SCALE: 1"= 30'
SEPT. 13, 1989
W.O. 89-1151

M.B. 1 PG. 896