

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	500.000	500.000
2	465.456	765.976
3	362.249	751.991
4	396.718	486.590
1	500.001	500.005
TOTAL AREA IN BOUNDARY = 0.641 AC.		

LEGEND	
M.B.	- MAP BOOK
D.B.	- DEED BOOK
PG.	- PAGE
EX. I.P.	- EXISTING IRON PIN
SET I.P.	- SET IRON PIN
AC.	- ACRE/ACRES
P.U.E.	- PUBLIC UTILITY EASEMENT

## 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 SUBDIVIDES TAX #3190303, CREATING NEW LOT "3A" AND NEW LOT "3B".
- 3) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
- 6) VARIANCE FROM REQUIRED LOT FRONTAGE AS SET FORTH IN SECTION 36.1-91, ZONING, TO PERMIT NEW LOT 3B TO BE 42.64 FEET IN LIEU OF 50 FEET. CASE NUMBER 95-90-A, DATED 7 AUGUST 1990.

## KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THOMAS B. CROCKETT AND VIRGINIA W. CROCKETT ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1 INCLUSIVE, TO BE SUBDIVIDED, KNOWN AS PLAT SHOWING SUBDIVISION OF PART OF LOTS 2 & 3, BLOCK 1, MAP OF GLEN EDEN (P.B. 2, PAGE 8) WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY IN DEED BOOK 1113, PAGE 48.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.1-465, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AND ALL EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCES OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 15TH DAY OF SEPTEMBER, 1990.

BY: Thomas B. Crockett  
THOMAS B. CROCKETT, OWNER

BY: Virginia W. Crockett  
VIRGINIA W. CROCKETT, OWNER

STATE OF VIRGINIA AT LARGE:

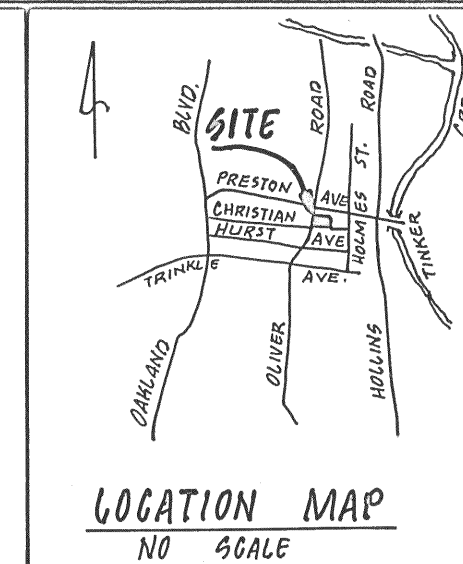
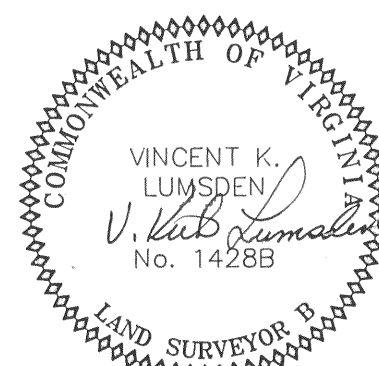
I, Mary F. Cronise, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT THOMAS B. CROCKETT AND VIRGINIA W. CROCKETT, OWNERS HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON September 17, 1990.

MY COMMISSION EXPIRES January 16, 1993

Mary F. Cronise  
NOTARY PUBLIC

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

V. K. Lumsden 10/2/90  
VINCENT K. LUMSDEN DATE



APPROVED:

Edward R. Tushnet  
AGENT, ROANOKE CITY  
PLANNING COMMISSION

11/21/90  
DATE

Charles M. Huffine  
CITY ENGINEER,  
ROANOKE, VA.

11/21/90  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT, THERETO ANNEXED IS ADMITTED TO RECORD ON Nov 21, 1990, AT 3:24 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Shenice Johnson  
DEPUTY CLERK

PLAT SHOWING  
RESUBDIVISION OF PART OF ORIGINAL LOTS 2 & 3, BLOCK 1  
MAP OF GLEN EDEN (RKE. CO. P.B. 2, PAGE 8)

CREATING HEREON  
NEW LOT "3A" (0.307 Ac.)

AND  
NEW LOT "3B" (0.334 Ac.)

PROPERTY OF

THOMAS B. CROCKETT &  
VIRGINIA W. CROCKETT

ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 2 NOVEMBER 1990

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