

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GREATER ROANOKE TRANSIT COMPANY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 4 TO 7 TO 8 TO 11 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1525, PAGE 986.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER (PROPRIETORS AND TRUSTEES, IF ANY) AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUB-DIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THE 4TH DAY OF DECEMBER, 1990.

GREATER ROANOKE TRANSIT COMPANY

BY: Stephen A. Mancuso
STEPHEN A. MANCUSO, GENERAL MANAGER

STATE OF VIRGINIA
CITY OF ROANOKE

I, Lois E. Schroeder A NOTARY IN AND FOR THE STATE AND CITY AFORESAID DO HEREBY CERTIFY THAT ON THIS 4th DAY OF December, 1990, PERSONALLY APPEARED BEFORE ME, Stephen A. Mancuso, WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED THE SAME BEFORE ME.

Lois E. Schroeder
NOTARY PUBLIC

MY COMMISSION EXPIRES : June 30, 1994

APPROVED :

Edward B. Finkbeiner
AGENT, ROANOKE CITY PLANNING COMMISSION

March 15, 1991
DATE

For MaS
CITY ENGINEER, ROANOKE, VIRGINIA

March 15th 1991
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD May 23, 1991 AT 9:50 O'CLOCK A.M.

TESTE : PATSY TESTERMAN, CLERK

Shenie Johnson
DEPUTY CLERK

R/W "A" COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
1	1000.0000	1000.0000
2	1028.2442	1020.0721
13	1009.6299	1031.9294
1	1000.0000	1000.0000
AREA = 294 SQ.FT. , 0.007 AC.		

R/W "B" COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
3	1268.7232	1190.9716
4	1402.8362	1286.2808
5	1406.3534	1297.4815
14	1387.2937	1276.6299
3	1268.7232	1190.9716
AREA = 136 SQ.FT. , 0.003 AC.		

R/W "C" COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
6	1445.8282	1423.1893
7	1452.3504	1443.9593
8	1196.8284	1541.8744
9	1187.2637	1524.5836
15	1214.1824	1528.4848
16	1428.2013	1447.2425
6	1445.8282	1423.1893
AREA = 1811 SQ.FT. , 0.042 AC.		

R/W "D" COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
10	1137.6677	1434.9257
11	1123.3883	1409.1119
12	1115.8923	1384.2577
10	1137.6677	1434.9257
AREA = 61 SQ.FT. , 0.001 AC.		

25' STORM DRAINAGE EASEMENT COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
17	1091.0326	1301.8317
18	1202.7712	1144.1020
19	1223.1494	1158.5840
20	1100.1812	1332.1654
17	1091.0326	1301.8317
AREA = 5075 SQ.FT. , 0.117 AC.		

STORM DRAINAGE EASEMENT "E" COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
36	1036.2054	1120.0443
13	1009.6299	1031.9294
2	1028.2442	1020.0721
33	1046.2406	1032.8615
34	1027.9940	1048.5270
35	1048.9851	1107.9810
36	1036.2054	1120.0443
AREA = 1676 SQ.FT., 0.038 AC.		

STORM DRAINAGE EASEMENT "F" COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
20	1100.1812	1332.1654
37	1110.0062	1318.2965
38	1125.8720	1408.8250
12	1115.8923	1384.2577
20	1100.1812	1332.1654
AREA = 624 SQ.FT., 0.014 AC.		

SEWER EASEMENT COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
19	1223.1494	1158.5840
3	1268.7232	1190.9716
21	1299.9475	1213.5289
22	1294.4791	1216.1863
23	1264.7897	1195.1441
24	1262.2271	1198.7208
25	1228.5895	1174.8100
26	1148.5509	1287.7922
27	1109.9324	1364.4968
28	1104.2015	1345.4951
29	1137.2749	1279.8041
19	1223.1494	1158.5840
AREA = 3767 SQ.FT. , 0.086 AC.		

WATERLINE EASEMENT COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
30	1373.5783	1266.7216
14	1387.2937	1276.6299
5	1406.3534	1297.4815
31	1410.9928	1312.2555
32	1364.7943	1278.8806
30	1373.5783	1266.7216
AREA = 674 SQ.FT. , 0.015 AC.		

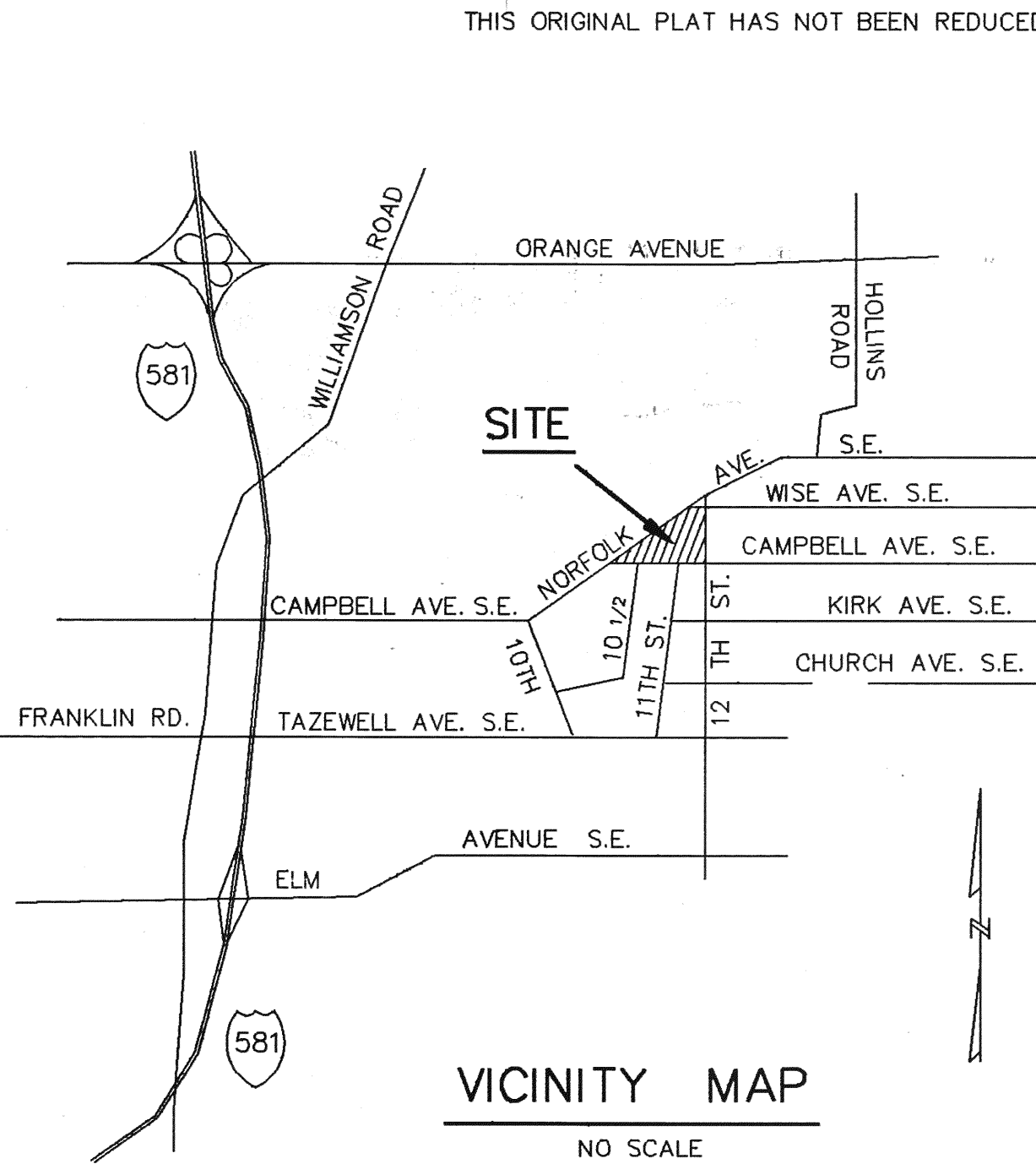
NEW TRACT 1

②	-	③	N 35°24'00" E	295.02'
③	-	⑭	N 35°50'43" E	146.27'
⑭	-	⑤	CURVE : DELTA = 23°27'10" R=69.50' L=28.45' T=14.43' CH=28.25' BRG=N 47°34'14" E	
⑤	-	⑥	N 72°34'00" E	131.76'
⑥	-	⑯	CURVE : DELTA = 65°39'57" R=27.50' L=31.52' T=17.74' CH=29.82' BRG=S 53°45'54" E	
⑯	-	⑮	S 20°47'13" E	228.92'
⑮	-	⑨	CURVE : DELTA = 59°16'46" R=27.50' L=28.45' T=15.65' CH=27.20' BRG=S 8°14'46" W	
⑨	-	⑩	S 61°03'00" W	102.46'
⑩	-	⑫	CURVE : DELTA = 4°25'25" R=714.50' L=55.16' T=27.60' CH=55.15' BRG=S 66°44'37" W	
⑫	-	⑬	S 73°13'00" W	368.00'
⑬	-	②	CURVE : DELTA = 79°42'25" R=17.22' L=23.96' T=14.37' CH=22.07' BRG=N 32°29'50" W	

AREA = 108,068 SQ.FT., 2.481 AC.

FLOOD NOTE :

THIS PROPERTY LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS.



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10	1137.6677	1434.9257
12	1115.8923	1384.2577
13	1009.6299	1031.9294
2	1028.2442	1020.0721
AREA = 108,068 SQ.FT. , 2.481 AC.		



John R. Hildebrand
HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON A CURRENT FIELD SURVEY.

PLAT OF SURVEY
SHOWING
SUBDIVISION OF 2.534 ACRE PARCEL
BELONGING TO
GREATER ROANOKE TRANSIT COMPANY

DEDICATING 2302 SQ. FT. OF LAND FOR PUBLIC STREETS AND GRANTING OF UTILITY EASEMENTS TO THE CITY OF ROANOKE, VIRGINIA
LOCATED IN
ROANOKE, VIRGINIA

HAYES, SEAY, MATTERN, & MATTERN, INC.
ARCHITECTS - ENGINEERS - PLANNERS
ROANOKE, VIRGINIA

23 OCTOBER 1990

COMM. NO. 4216C

SHEET 1 OF 2