

LASLIVILIAI		
LINE	DIRECTION	DISTANCE
A-B	N 75°47'49" W	113.29'
B-C	N 83°47'31" W	206.97'
C-D	N 0612'29" E	15.00'
D-E	S 83°47'31" E	65.46'
E-F	N 0612'29" E	25.00'
F-G	S 83°47'31" E	15.00'
G-H	S 06°12'29" W	25.00'
H-J	S 83°47'31" E	107.55'
J–K	N 06"12'29" E	25.00'
K-L	S 83°47'31" E	15.00'
L-M	S 0612'29" W	25.10'
M-N	S 84°55'56" E	5.02
N-P	S 75°47'49" E	76.43'

FASEMENT

EXISTING PUBLIC UTILITY

V-A

N 14°12'11" E S 75°47'49" E S 14°12'11" W 25.00 S 75°47'49" E 21.32

S 0810'04" W

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

15.08

4-20.92 B. LEE HENDERSON, JR. B. Ru Clanch, Gr. No. 1480 SURVEYOR SURVEYOR

NEW PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO THE CITY OF ROANOKE FOR PUBLIC USE DIRECTION DISTANCE N 06'12'29" E D1-D2 25.00' D2-F S 83°47'31" E 3.46' S 06'12'29" W 25.00' N 83°47'31" W 3.46'

LEGEND MINIMUM BUILDING LINE PUBLIC UTILITY EASEMENT DRAINAGE EASEMENT ESMT. EASEMENT SIDE YARD SETBACK

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES

WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. 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.

IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.

SEE VARIANCE FOR PARKING IN THE FRONT YARD OF A C-2 ZONING DISTRICT GRANTED BY ROANOKE BOARD OF ZONING APPEALS DATED 7 MAY 1991, CASE #31-91-A.

6. SEE RECIPROCAL EASEMENT FOR JOINT PARKING AND ACCESS TO PUBLIC RIGHT OF WAY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN D.B. 1648, PG. 263.

SEE MAINTENANCE AGREEMENT FOR DRAINAGE FACILITY RECORDED IN THE AFORESAID CLERK'S OFFICE IN D.B. 1648, PG. 308.

SEE PORTION OF DRAINAGE EASEMENT VACATED BY ORDINANCE #30991-051892, APPROVED 5/18/92.

AGENT, ROANOKE CITY PLANNING COMMISSION

CITY ENGINEER ROANOKE. VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY, OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD 1992 AT **2:50** O'CLOCK **Р.**. м.

TESTEE: ARTHUR B. CRUSH, III

NOTE: THIS PLAT WAS CREATED TO ADJUST 3 LOT LINES AS

SHOWN AND SUPERCEDES THE MAP RECORDED IN M.B. 1, PG. 1103.

PLAT OF CORRECTION SHOWING

RESUBDIVISION OF LOTS 8 THROUGH 11

"MAPLE TREE TOWNHOUSES"

PROPERTY OF

GAINSBORO NEIGHBORHOOD DEVELOPMENT CORPORATION

SITUATED AT THE INTERSECTION OF MADISON AVENUE, N.W. AND THIRD STREET, N.W.

ROANOKE. VIRGINIA

SCALE: 1" = 30'

DATE: 24 MARCH 1992

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

COMM. # 91-393

625.00' 203.43' N 45°52'32" E 18'38'57" C-1102.62 202.53 59°39'25" 50.00 52.06' N 66°22'46" E C-228.67 49.74 N 45°22'55" E C-350.00' 15.41' 15.35 17°39'43" 7.77 N 73°13'37" E 50.00 33.19 17.23 C-432.58 38'01'41" C-4A 50.00 3.46' 1.73 S 85°46'32" E 03°58'01" S 38°20'48" E 90'53'26" C-5 23.00 36.49' 23.36' 32.78 5694.58' 53.15 S 07'38'00" W 01°04'10" C-6106.29 106.29

CHORD

TANGENT

THAT GAINSBORO NEIGHBORHOOD DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER AND

PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1A TO 2 THROUGH 4 TO 4A TO 1A,

INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER FROM THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, BY DEED DATED 20 MAY 1991, AS RECORDED IN

THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1639, PAGE 1622, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DAVID W. BUNGER AND REGINALD J. WILLIAMS, TRUSTEES, SECURING SOVRAN BANK, N.A.,

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO

DAVID W. BUNGER,

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE TO THE CITY OF ROANOKE THE NEW PUBLIC UTILITY

I, SAKA V. PRILLAMAN A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT CARL T. TINSLEY, PRESIDENT FOR GAINSBORD NEIGHBORHOOD DEVELOPMENT CORPORATION, OWNER AND DAVID W. BUNGER, TRUSTEE AND VICE PRESIDENT FOR

BEARING

BENEFICIARY, DATED 25 NOVEMBER 1991, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1649, PAGE 83.

AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

GAINSBORO NEIGHBORHOOD DEVELOPMENT CORPORATION

EASEMENT AS SHOWN HEREON FOR PUBLIC USE

A VIRGINIA CORPORATION

STATE OF VIRGINIA

CURVE TABLE

RADIUS

LENGTH

CURVE

Call I Tinsley

CARL T. TINSLEY, PRESIDENT

City OF ROBNOKE

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED NORTHING EASTING 347485.62681 1580370.66945 347533.59986 1580140.80158 1580286.18606 347674.60707 347694.53687 1580331.75931 4A 347687.91083 1580392.67330 347485.62681 1580370.66945 TOTAL AREA = 0.693 ACRES

SOVRAN BANK, N.A., BENEFICIARY

DAVID W. BUNGER, VICE PRESIDENT