

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CARLTON L. ZIMMERMAN AND PATRICIA K. ZIMMERMAN, ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 1.24 ACRE, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY ALAN L. AMOS AND CAROL M. AMOS BY DEED DATED NOVEMBER 27, 1991 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1649, PAGE 582 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST, DATED NOVEMBER 27, 1991 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1649, PAGE 586 TO BRADLEY D. MCGRAW AND CALVIN L. LILLY, TRUSTEES SECURING A NOTE TO CENTRAL FIDELITY BANK, BENEFICIARY.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE A 15' SANITARY SEWER EASEMENT, 7.5' ON EACH SIDE OF SEWER LINE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Carlton L. Zimmerman Sr. 6-8-92  
CARLTON L. ZIMMERMAN, SR., OWNER DATE

Patricia K. Zimmerman 6-8-92  
PATRICIA K. ZIMMERMAN, OWNER DATE

Bradley D. McGraw 6/16/92  
TRUSTEE DATE

G. L. Waters 6-8-92  
CENTRAL FIDELITY BANK DATE

STATE OF VIRGINIA  
City OF Roanoke  
TO WIT:

I, Sharon D. Austin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CARLTON L. ZIMMERMAN AND PATRICIA K. ZIMMERMAN WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF June, 1992.

MY COMMISSION EXPIRES: Sharon D. Austin  
July 31, 1992 NOTARY PUBLIC

STATE OF VIRGINIA  
City OF Roanoke  
TO WIT:

I, Mary Ann King, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Bradley D. McGraw WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 16th DAY OF June, 1992.

MY COMMISSION EXPIRES: Mary Ann King  
July 12, 1992 NOTARY PUBLIC

STATE OF VIRGINIA  
City OF Roanoke  
TO WIT:

I, Sharon D. Austin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT D. Richard Webster WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF June, 1992.

MY COMMISSION EXPIRES: Sharon D. Austin  
July 31, 1994 NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:15 O'CLOCK A.M. ON THIS 11 DAY OF JANUARY, 1993.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Kathy Thompson  
DEPUTY CLERK

CLOSED BY LRD

#### LEGEND

- O PROPERTY CORNER AS NOTED
- S- SANITARY SEWER LINE
- X- FENCE LINE
- O- OVERHEAD UTILITY LINE
- S- SANITARY SEWER CENTERLINE

#### GENERAL NOTES:

SEE HOME OWNERS ASSOCIATION DOUMENTS RECORDED IN D.B. \_\_\_\_\_ PG. \_\_\_\_\_

IRON PINS SET AT ALL CORNERS OR AS NOTED.

THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON THE SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

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

#### BOUNDARY NOTES:

1. THIS PLAT SUBDIVIDES TAX PARCEL 143-0101 CREATING HEREON SEVEN LOTS, LOT 1 (0.194 AC.), LOT 2 (0.158 AC.), LOT 3 (0.183 AC.), LOT 4 (0.171 AC.), LOT 5 (0.201 AC.), LOT 6 (0.172 AC.) AND LOT 7 (0.161 AC.).

PROPERTY OF  
**GEORGE JENNINGS &  
FRANCES S. SHEPHERD**  
TAX # 143-0102  
W.B. 23, PG. 447

PROPERTY OF  
**PRENVAL AND ASSOCIATES**  
TAX # 143-0104  
D.B. 1643, PG. 568

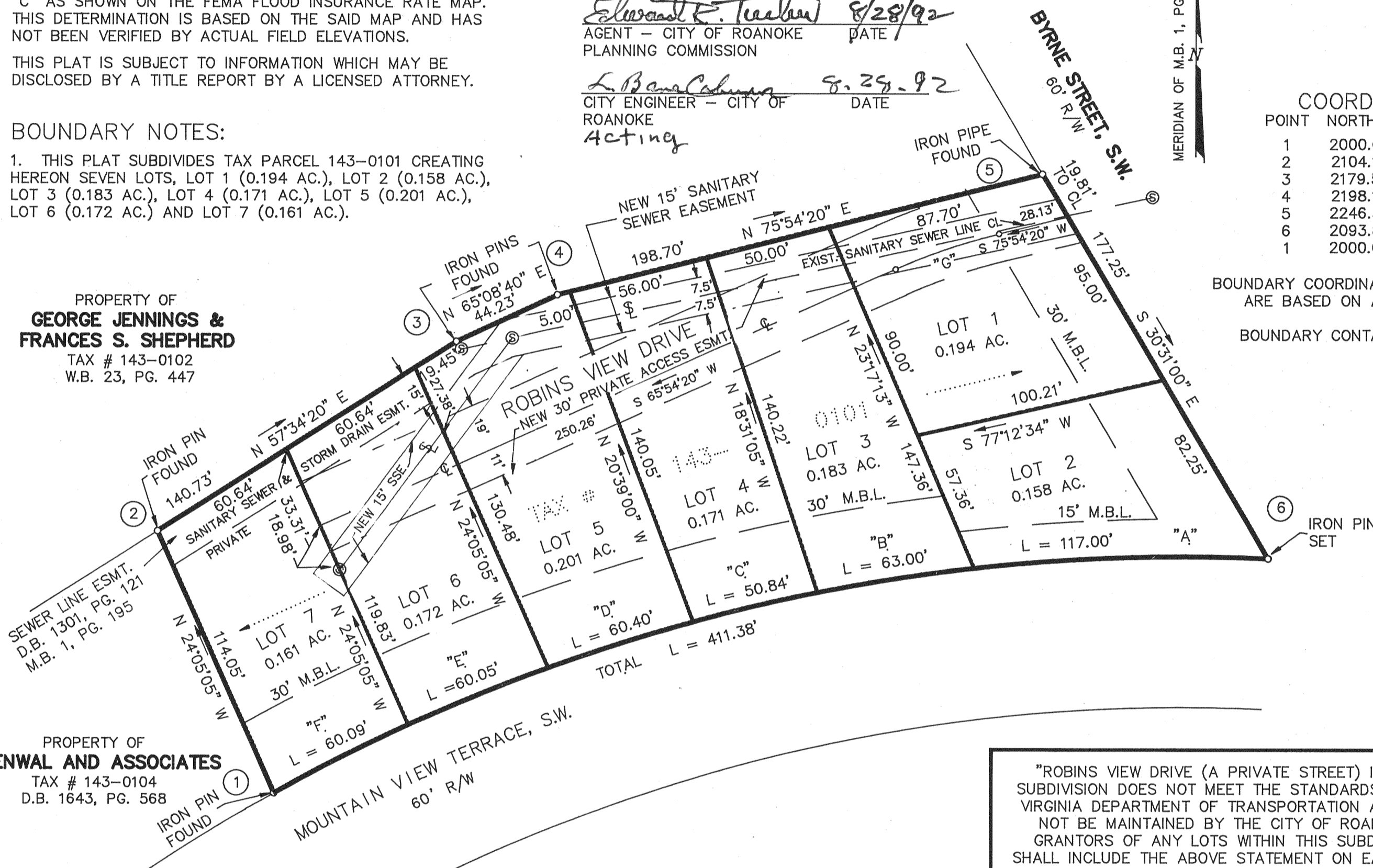
THIS IS AN ORIGINAL PLAT AND HAS NOT BEEN REDUCED.

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
TOTAL		740.00'	411.38'	211.15'	406.10'	S 76°38'10" W	31°51'05"
2	"A"	740.00'	117.00'	58.62'	116.88'	S 88°01'57" W	09°03'32"
3	"B"	740.00'	63.00'	31.52'	62.98'	S 81°03'50" W	04°52'40"
4	"C"	740.00'	50.84'	25.43'	50.83'	S 76°39'25" W	03°56'11"
5	"D"	740.00'	60.40'	30.22'	60.38'	S 72°21'02" W	04°40'35"
6	"E"	740.00'	60.05'	30.04'	60.03'	S 67°41'16" W	04°38'57"
7	"F"	740.00'	60.09'	30.06'	60.08'	S 63°02'12" W	04°39'10"
RD. ESMT. "G"		250.00'	43.63'	21.87'	43.58'	S 70°54'20" W	10°00'00"

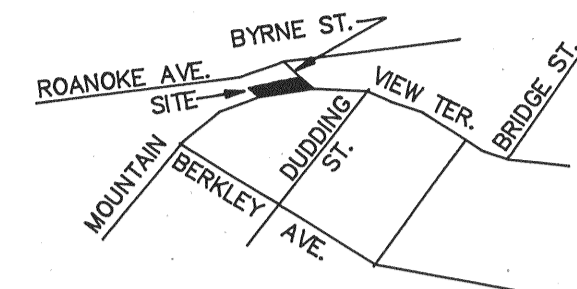
#### APPROVED:

Edward E. Tushnet 8/28/92  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION

L. Bana Colman 8-29-92  
CITY ENGINEER - CITY OF ROANOKE DATE  
Acting



M.B. 1, PG. 1190



#### LOCATION MAP

POINT	NORTHING	EASTING
1	2000.00	2000.00
2	2104.12	1953.46
3	2179.58	2072.25
4	2198.17	2112.38
5	2246.56	2305.10
6	2093.86	2395.10
1	2000.00	2000.00

BOUNDARY COORDINATES SHOWN HEREON ARE BASED ON ASSUMED DATUM.

BOUNDARY CONTAINING 1.24 ACRE

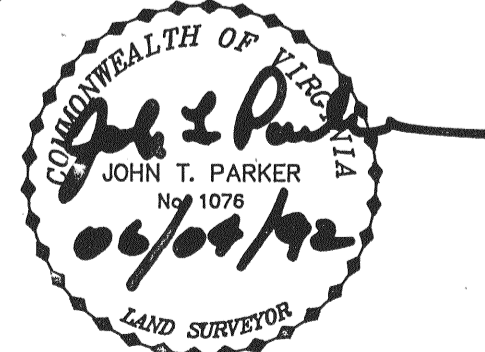
"ROBINS VIEW DRIVE (A PRIVATE STREET) IN THIS SUBDIVISION DOES NOT MEET THE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND WILL NOT BE MAINTAINED BY THE CITY OF ROANOKE." GRANTORS OF ANY LOTS WITHIN THIS SUBDIVISION SHALL INCLUDE THE ABOVE STATEMENT ON EACH DEED OR CONVEYANCE THEREOF. SEE SEC. 31-57 CITY CODE.

#### MAP OF

### ROBINS VIEW ESTATES

TO THE BEST OF MY KNOWLEDGE  
THE SOURCE OF TITLE IS AS  
SHOWN ABOVE.

John T. Parker 6/19/92  
JOHN T. PARKER DATE



PROPERTY OF  
CARLETON L. ZIMMERMAN, SR. & PATRICIA K. ZIMMERMAN  
SHOWING THE SUBDIVISION OF 1.24 ACRE TRACT  
CREATING NEW LOTS 1 THROUGH 7  
SITUATE ON MOUNTAIN VIEW TERRACE, S.W.  
ROANOKE, VIRGINIA

T. P. PARKER & SON

ENGINEERS - SURVEYORS - PLANNERS

TAX # 143-0101  
DRAWN: LRD/CADD  
N.B. JR-102

SCALE: 1" = 40'  
DATE: APRIL 20, 1992  
W.O. 92-0351

M.B. 1, PG. 1190