

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That James E. Lyle, Jr. is the fee simple owner of the tract of land shown hereon bounded by corners 1 through 10 to 1, inclusive, and being all of the land acquired by Deed to said owner by Deed recorded in Deed Book 1655, Page 1691 in the Clerk's office for the Circuit Court of Roanoke, Virginia.

The said owner hereby certifies that the subdivision of the land shown hereon is entirely with his free will and consent and in accordance as required by Section 15.1-465 through 15.1-485 of the Code of Virginia (1950) as amended, and the subdivision ordinance of the City of Roanoke, Virginia.

In witness hereof are hereby placed the following signatures and seals this _____ day of _____, 1992.

By: JAMES E. LYLE, Jr. Date

JOYCE D. LYLE Date

STATE OF VIRGINIA AT LARGE

City of _____

_____, A NOTARY PUBLIC IN AND FOR THE

AFORESAID AND STATE, DO HEREBY CERTIFY THAT

HAVE PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE

SAME ON _____, 1992.

MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC

NOTE:

ALL THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO CONTIGUOUS ACCESS EASEMENTS WITH THE LOCATION AND DIMENSIONS AS DESCRIBED HEREON AND THE SAID LOCATION OR DIMENSIONS SHALL NOT BE RELOCATED WITHOUT THE WRITTEN PERMISSION OF THE CITY OF ROANOKE PLANNING DEPARTMENT.

NOTE:

THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF NOVEMBER 4, 1981 F.E.M.A. STUDIES. RESULTS OF ANY FURTHER STUDIES TO DATE ARE NOT PUBLISHED. THE PROPERTY LIES INSIDE ZONE C AS SHOWN ON COMMUNITY PANEL NUMBER 510130 0010 B. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES UPON THE SUBJECT PROPERTY.

APPROVED: Edward R. Tuelow 2/25/93
AGENT TO THE PLANNING COMMISSION DATE

Charles M. Blufford 2/25/93
CITY ENGINEER 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 February 25, 1993, AT 11:00 O'CLOCK A.M.

TESTEE: ANTHONY A. CRUSH, CLERK

Patty Humphrey
DEPUTY CLERK

CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C - 1	40.00'	41.14'	63.96'	91°37'00"	57.36'	N 65°30'30"W
C - 2	130.00'	54.78'	103.70'	45°42'08"	100.97'	N 42°33'04"W
C - 3	130.00'	27.24'	53.70'	23°39'56"	53.31'	N 31°31'57"W
C - 4	130.00'	25.31'	50.00'	22°02'13"	49.69'	N 54°23'01"W

MONTCLAIR AVENUE, S.E.
(40' R/W - UNDEVELOPED)

NEW LOT 20A
0.426 Ac.

NEW LOT 20C
0.512 Ac.

NEW LOT 20D
0.574 Ac.

NEW LOT 20B
0.384 Ac.

KENWOOD BOULEVARD, S.E.
(70' R/W)

KENWOOD BOULEVARD, S.E.
(70' R/W)

SURVEYOR'S CERTIFICATION:

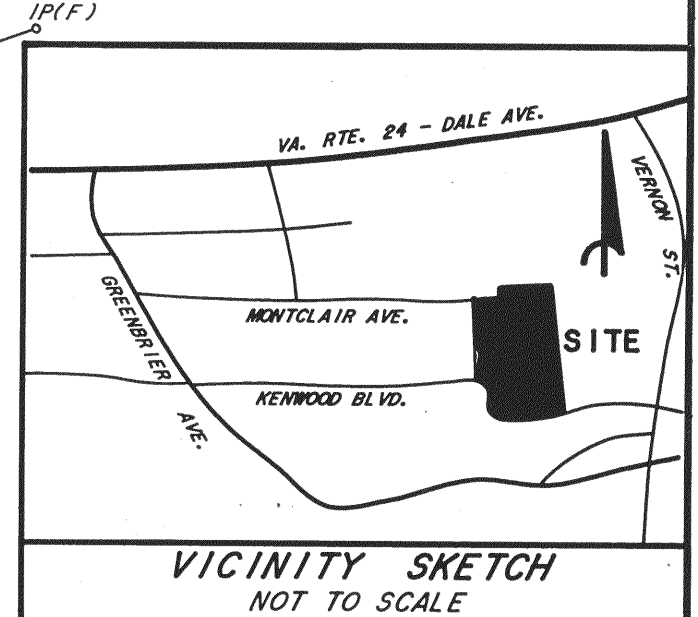
I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

Fred O. Shanks III 2/22/93

FRED O. SHANKS, III
Land Surveyor # 1544

THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED

Tax Parcel No. 4311201
PDI REALTY, Inc.
D.B. 1478, Pg. 457



BOUNDARY COORDINATES

POINT	NORTHING	EASTING
1	9922.355	10302.657
2	9857.466	10136.369
3	9881.246	10084.169
4	9925.627	10068.278
5	10000.007	9999.999
6	10148.114	9983.483
7	10164.688	10132.564
8	10188.345	10207.646
9	10198.272	10204.957
10	10224.721	10288.868
1	9922.355	10302.657

Tax Parcel No. 4320134
New Lot 20 1/2 B
ROBIN E. HUNGATE
D.B. 1640, Pg. 92

Tax Parcel No. 4320121
New Lot 20 1/2 A
GREGORY P. PARKER
D.B. 1628, Pg. 1754

Plat of Survey
showing the Subdivision of
the Property of
JAMES E. LYLE, Jr.
being

LOT 20, BLOCK 16, WAVERLY PLACE
(1.896 Acre)
creating hereon
NEW LOTS 20A (0.426 Ac.), 20B (0.384 Ac.),
20C (0.512 Ac.), 20D (0.574 Ac.)
situate on Kenwood Boulevard, S.E.

ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
313 Luck Avenue
Roanoke, Virginia 24016
(703) 343-6685

DATE: 04/23/92 SCALE: 1" = 30'
JOB NO.: 692016

CALC. BY: JRA F.B.: 91.09

DRWN. BY: CEG CHECKED BY: JRM

REVIS: 12/21/92
10/09/92
11/10/92