

## LEGEND

D.E. DRAINAGE EASEMENT  
EX. EXISTING  
PUE. PUBLIC UTILITY EASEMENT  
R/W RIGHT-OF-WAY  
CH. CHORD  
I.P. IRON PIN  
M.B.L. MINIMUM BUILDING LINE

PROPERTY OF  
DAVID H. LUTHER, ETALS.  
LOT B1 (1.878 Ac.)  
M.B. 1 PG. 916  
D.B. 1618, PG. 199  
TAX # 7110126

## CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	25.00'	30.77'	17.68'	28.87'	S 28°53'03" E	70°31'44"
B	50.00'	22.84'	11.62'	22.64'	S 06°42'18" E	26°10'13"
C	179.72'	13.38'	6.70'	13.38'	S 62°00'54" E	04°16'02"

## BOUNDARY COORDINATES

ORIGIN OF COORDINATES ARE ASSUMED

Corner	Northing	Easting
1	2,076.17069	7,192.03575
2	2,050.89437	7,205.97995
3	2,028.40933	7,208.62332
4	1,909.43214	7,095.61839
5	1,983.12346	6,938.43522
6	2,133.46525	7,074.92958
7	2,127.18602	7,086.74657
1	2,076.17069	7,192.03575

TOTAL AREA = 0.763 AC.

AREA TO REVERT TO TRACT "A-4"  
UPON VACATION OF THE  
CUL-DE-SAC AS SHOWN HERON  
SEE NOTE #6

CORNER	BEARING	DISTANCE
1-1A	S 64-08-55 E	47.14
1A-3	S 43-31-31 W	37.52
3-2	N 06-42-18 W	22.64 CH.
2-1	N 28-53-03 W	28.87 CH.
649 Sq. Ft., 0.015 ACRES		

APPROVED:

*John T. Mather*  
AGENT, ROANOKE CITY  
PLANNING COMMISSION

5-13-93  
DATE

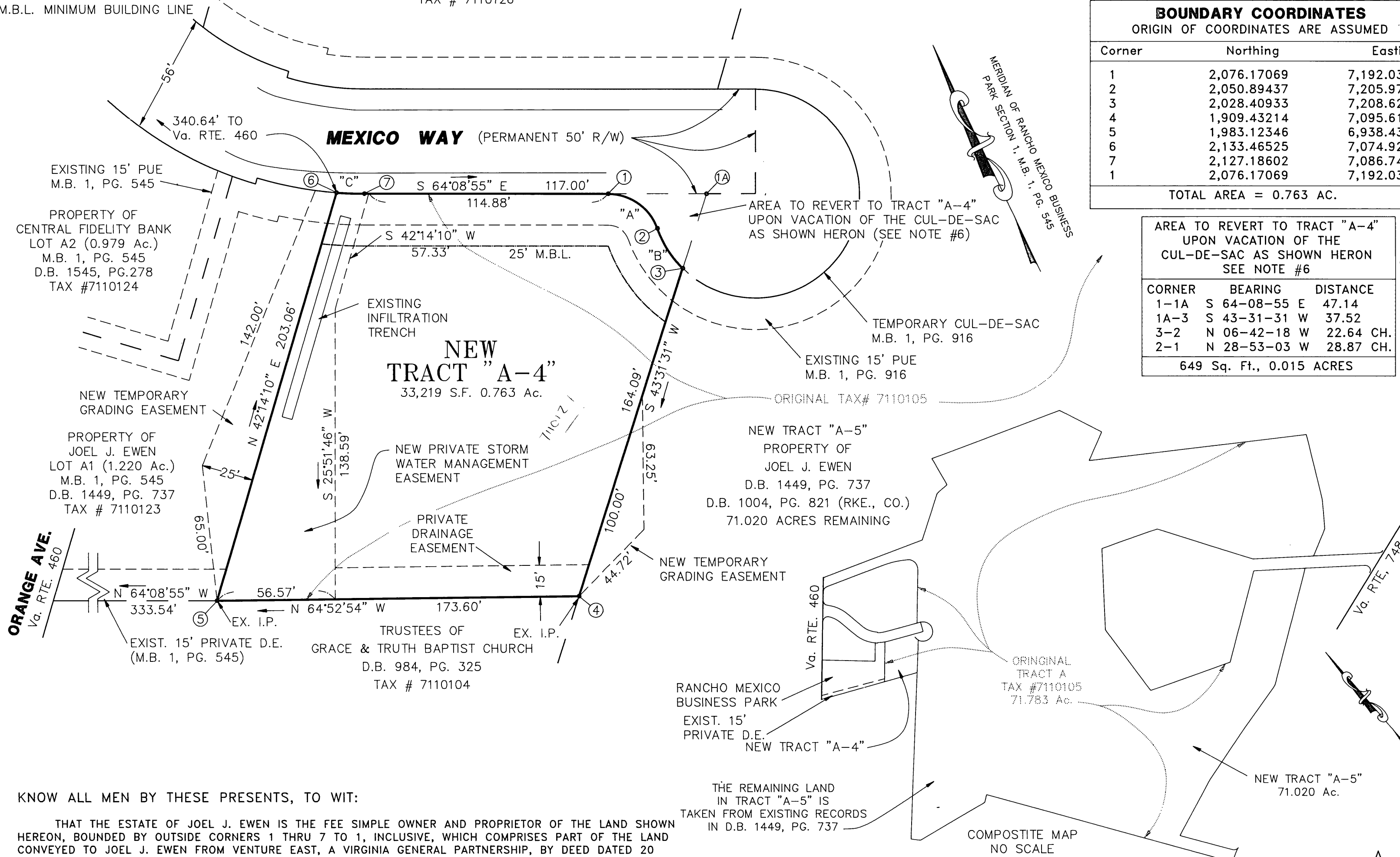
*Charles M. Buffine*  
CITY ENGINEER  
ROANOKE, VIRGINIA

5-13-93  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY  
OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF  
ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON  
May 13, 1993 AT 2:23 O' CLOCK P. M.

TESTEE: ARTHUR B. CRUSH, III

*Sena Tusterman*  
DEPUTY CLERK



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE ESTATE OF JOEL J. EWEN IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN  
HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND  
CONVEYED TO JOEL J. EWEN FROM VENTURE EAST, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED 20  
DECEMBER 1979, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1449, PAGE 737.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH  
ITS 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 AND IN COMPLIANCE WITH THE CITY OF ROANOKE  
LAND SUBDIVISION ORDINANCES.

IN WITNESS THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 5<sup>th</sup>  
DAY OF APRIL, 1993.

ESTATE OF JOEL J. EWEN, OWNER:

BY: *Petra B. Ewen*  
PETRA B. EWEN, EXECUTRIX FOR  
THE ESTATE OF JOEL J. EWEN

STATE OF VIRGINIA  
OF Roanoke

I, *Shirley S. Shumaker*, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND  
STATE DO HEREBY CERTIFY THAT PETRA B. EWEN, EXECUTRIX FOR THE ESTATE OF JOEL J. EWEN, OWNER,  
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 1993, HAS PERSONALLY  
APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON  
April 5, 1993.

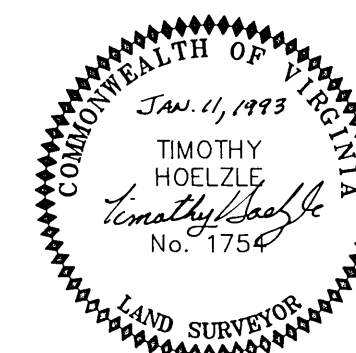
MY COMMISSION EXPIRES 3/31/95

*Shirley S. Shumaker*  
NOTARY PUBLIC

## NOTES:

- BOUNDARIES SHOWN FOR THE NEW TRACT "A-4" ARE BASED ON A CURRENT FIELD SURVEY THE REMAINING LAND IN TRACT "A-5" (TAX #7110105) IS TAKEN FROM EXISTING RECORDS IN D.B. 1449, PG. 737.
- IRON PINS HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON DOES NOT FALL 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0010 B, DATED NOVEMBER 4, 1981.
- THIS PLAT REPRESENTS A SUBDIVISION OF ORIGINAL TAX PARCEL # 7110105.
- THIS ORIGINAL SCALE PLAT, HAS NOT BEEN REDUCED.
- IF AND WHEN THE ABUTTING CUL-DE-SAC RIGHT-OF-WAY IS VACATED, 0.015 AC. OF SUCH RIGHT-OF-WAY WILL REVERT TO NEW TRACT A-4 (SEE STATE CODE SECTION 15.1-482(A)).
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES AND/OR EASEMENTS WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO CONDITIONS SET FORTH IN ORDINANCE NO. 31273-010493
- FOR STORM WATER MAINTENANCE AGREEMENT SEE D.B. \_\_\_\_\_, PG. \_\_\_\_.

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



PLAT OF SURVEY SHOWING  
SUBDIVISION OF  
A 71.7830 Ac. TRACT OF LAND

PROPERTY OF THE  
ESTATE OF JOEL J. EWEN  
CREATING NEW  
TRACT "A-4" (0.763 ACRES)  
&  
NEW TRACT "A-5" (71.020 Ac)

SITUATED ADJACENT TO  
MEXICO WAY NE.  
ROANOKE, VIRGINIA

SCALE: 1" = 40' DATE: 11 JANUARY 1993

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