

- NOTES:**
1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. 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. SEE COMMUNITY PANEL NUMBER 510130 0020 C, DATED JUNE 1, 1984.
 3. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
 4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 6. AREA BOUNDED BY CORNERS 2A, 3, 4, 5, 5A TO 2A INCLUSIVE IS HEREBY DEDICATED TO THE CITY OF ROANOKE FOR ROAD PURPOSES CONSISTING OF 4,283 S.F.
 7. PURPOSE OF 12.5' JOINT ACCESS EASEMENT AS SHOWN HEREON IS TO PROVIDE DRIVEWAY ACCESS TO GRANDIN ROAD FOR LOTS 2 & 3.

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

B. Lee Henderson, Jr.
B. LEE HENDERSON, JR.
L.S. # 1480

8-6-93
DATE

APPROVED:
Charles M. Huffman
CITY ENGINEER, ROANOKE, VIRGINIA

David S. Huelan
AGENT, CITY OF ROANOKE PLANNING COMMISSION

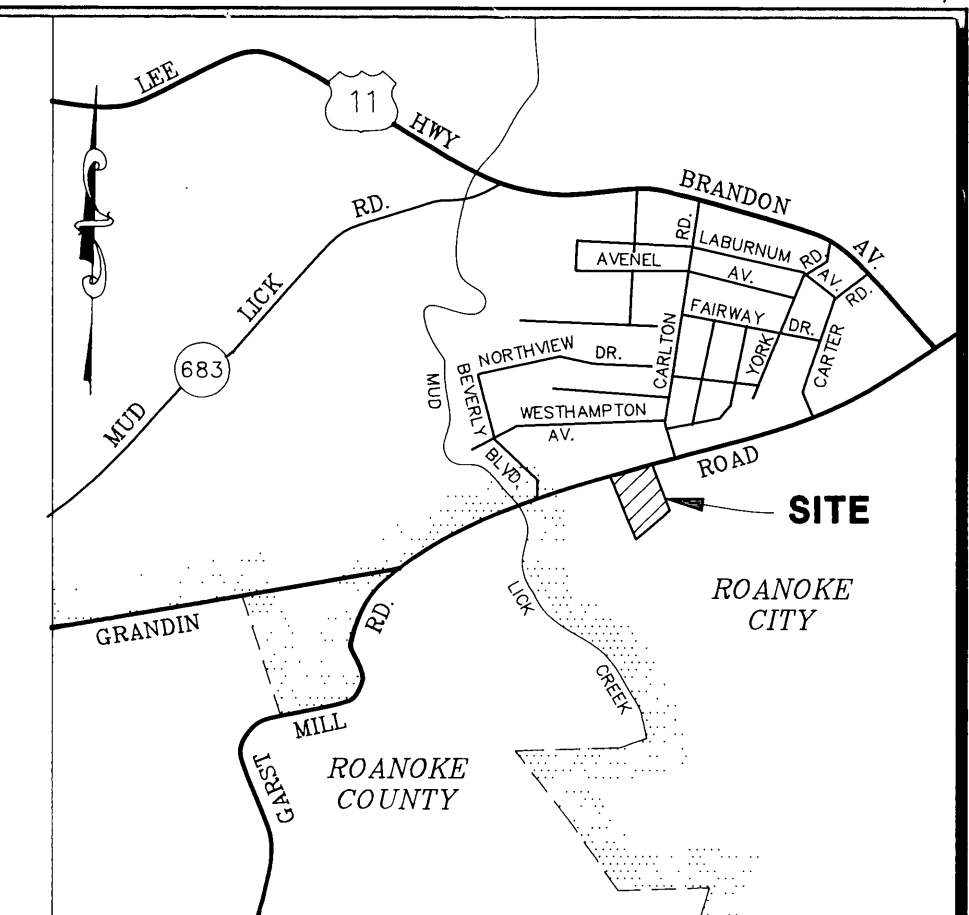
8/6/93
DATE

8/6/93
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 6 DAY OF August, 1993, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:05 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH III, CLERK

Patty Humphreys
DEPUTY CLERK



LOCATION MAP
N.T.S.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
Point	Northing	Easting
1	4,673.47805	5,000.66069
2	4,547.36717	4,841.58509
3	4,917.79755	4,745.85582
4	4,935.32494	4,802.33883
5	4,967.20644	4,924.24140
1	4,673.47805	5,000.66069
TOTAL AREA = 63,754 S.F.		

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WINFRED D. NOELL, ROGER D. NOELL AND CHERYL M. NOELL ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 5 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS FROM JUDY MANSPILE CHRISTENSON BY DEED DATED APRIL 25, 1991, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1638, PAGE 437.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE. THE SAID OWNERS DO BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE ALL EASEMENTS TO THE CITY OF ROANOKE FOR PUBLIC USE AND DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE ALL THE LAND SHOWN HEREON FOR ROAD WIDENING PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES ON THIS 6th DAY OF August, 1993.

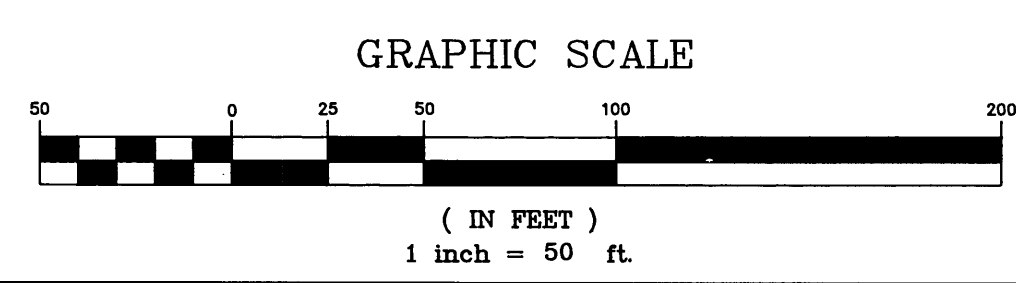
BY: Winfred D. Noell WINFRED D. NOELL, OWNER
BY: Cheryl M. Noell CHERYL M. NOELL, OWNER
BY: Roger D. Noell ROGER D. NOELL, OWNER

STATE OF VIRGINIA
County of Roanoke

I, Sara V. Williamson, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT WINFRED D. NOELL, ROGER D. NOELL AND CHERYL M. NOELL, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 26, 1993, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 2, 1993.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Williamson
NOTARY PUBLIC



LEGEND	
J.A.E. - JOINT ACCESS EASEMENT	
D.B. - DEED BOOK	
PG. - PAGE	
I.P. - IRON PIN	
S.F. - SQUARE FEET	
—x— FENCE	
M.B.L. - MINIMUM BUILDING LINE	
▨ AREA HEREBY DEDICATED FOR ROAD PURPOSES	

PLAT SHOWING
NEW LOTS
1, 2 & 3
BEING A SUBDIVISION OF
ORIGINAL 1.464 Ac. TRACT
D.B. 1638, PG. 437
PROPERTY OF
WINFRED D. NOELL,
ROGER D. NOELL &
CHERYL M. NOELL

SITUATED ALONG
GRANDIN ROAD, S.W.
ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 26 JULY 1993

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

