

THAT FRANCES B. EDDY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 10 TO INCLUSIVE, CONTAINING 0.721 ACRE, BEING KNOWN AS LOT 12, BLOCK 5, ACCORDING TO MAP OF LEE-HY GARDENS, RECORDED IN DEED BOOK 712, PAGE 166, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AND SAID LOT WAS CONVEYED TO SAID OWNER BY WILLIAM C. EDDY, JR. ET ALS BY DEED DATED MARCH 13, 1962 AND RECORDED IN DEED BOOK 1113, PAGE 480 IN THE ABOVE MENTIONED CLERK'S OFFICE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

FRANCES B. EDDY  
OWNER  
D.B. 1133, PG. 480

I, MARGARET S. CONNER A NOTARY PUBLIC IN AND FOR  
THE AFORESAID STATE DO HEREBY CERTIFY THAT, FRANCES B. EDDY,  
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY  
APPEARED BEFORE ME IN MY AFORESAID JURISDICTION ON THIS 5<sup>TH</sup>  
DAY OF MAY, 1994. /

NOTARY PUBLIC

John James Tupper 5/6/94

Charles M. Huffing 5/6/99  
CITY ENGINEER - CITY OF DATE  
ROANOKE

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Lena Testerman  
DEPUTY CLERK

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.  
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

THIS PLAT SUBDIVIDES EXISTING TAX PARCEL NO. 161-0322, BEING ORIGINAL LOT 12, BLOCK 5, LEE-HY GARDENS, CREATING HEREON LOT 12-A (0.246 AC.), LOT 12-B (0.216 AC.) AND LOT 12-C (0.259 AC.).

CURVE DATA  
 $\Delta = 11^{\circ}18'00''$   
 $R = 220.00'$   
 $T = 21.77'$   
 $L = 43.39'$   
 $N 74^{\circ}59'00'' E$   
 $43.32' \text{ ACTUAL}$   
 $43.66' \text{ MAP}$

CORNER	NORTHING	EASTING
1	2000.00	2000.00
2	2004.04	2024.50
3	2015.26	2066.34
4	1887.20	2114.90
5	1738.64	2171.23
6	1691.74	2153.09
7	1693.74	2139.64
8	1697.84	2103.47
9	1704.04	2048.82
10	1871.73	2021.16
1	2000.00	2000.00

THESE COORDINATES ARE BASED  
ON AN ASSUMED DATUM.

SHOWING THE SUBDIVISION OF LOT 12, BLOCK 5, ✓  
LEE-HY GARDENS, D.B. 712, PG. 166  
CREATING HEREON LOT 12-A (0.246 AC.),  
LOT 12-B (0.216 AC.) & LOT 12-C (0.259 AC.)  
SITUATE ON SOUTH DERWENT DR., S.W. & BRANDON AVE., S.W.  
ROANOKE, VIRGINIA

TAX # 161-0322  
CALC: LRD  
DRAWN: LRD/80  
N.B. JW-78

SCALE: 1" = 30'  
DATE: MARCH 30, 1994  
W.O. 94-0249



**TPP&S** **T. P. PARKER & SON**  
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SURVEYORS Post Office Box 39  
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**M.B. , PG.**