VICINITY MAP (SCALE: 1"-800)

EASTING

601.36042

538.71856

772.51369

1094.91861

1155.27143

859.19485

924.80522

601.36042

LEGEND O IRON PIN SET

O IRON PIN FOUND

002002

20000000000

JOHN R. McADEN

No. 002002

COORDINATE LIST

NORTHING

**-**38.88139

560.47002

396.38071

284.85764

306.58434

32.09887

-38.88139

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS

OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED

BY CURRENT FEMA MAPS

3

SP

Zm

R

KNOWLEDGE AND BELIEF.

John R. Meader

JOHN R. MCADEN

<

9

VARIE

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT

FIELD SURVEY AND IS CORRECT TO THE BEST OF MY

3 514.87309

KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT LORNA M. HALL IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 7 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1702, PAGE 617. SAID PARCEL IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED JANUARY 4, 1994 TO SALEM BANK AND TRUST, BENEFICIARY OF RECORD, IN DEED BOOK 1702, PAGE 621 IN THE CITY OF ROANOKE DEED RECORDS. THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH HER OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE. THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. IN WITNESS WHEREON ARE PLACED THE FOLLOWING SIGNATURES AND SEALS: TRUSTEE BENEFICIARY STATE OF VIRGINIA COMMONWEALTH AT LARGE I, Down M Tooley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT LORGE M. HOLL.

WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE , 19**94** . SAME ON THIS Q+h DAY OF May Tawam 100ley MY COMMISSION EXPIRES May 31, 1995 STATE OF VIRGINIA COMMONWEALTH AT LARGE I, Garrie P. Minnix A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT David C. Helscher, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF MAY Gerie P. Mining MY COMMISSION EXPIRES June 30, 1995 STATE OF VIRGINIA COMMONWEALTH AT LARGE AFORESAID STATE, DO HEREBY CERTIFY THAT STEPHEN M. YOSK
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF MAI MY COMMISSION EXPIRES 6/30/97 STATE OF VIRGINIA COMMONWEALTH AT LARGE I, SAME E. HALL, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT CLARK OWEN TO THE FOREGOING, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF \_\_\_\_\_\_\_\_ , 19*99*. 5-31-94 MY COMMISSION EXPIRES APPROVED: ENGINEER, CITY OF ROANOKE DATE AGENT, CITY OF ROANOKE PLANNING COMMISSION IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 150 CLOCK .M. ON THIS DAY OF \_\_\_\_\_\_\_, 19 \_\_\_\_\_, IN MAP  $\underline{\hspace{0.1cm}}$ , page  $\underline{\hspace{0.1cm}}$ BOOK \

DEPUTY CLERK

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	86	LLE	AIR			S31.14' (TOTAL)  VARIES) (A	ROUTE	) <sup>959</sup> ) . S. W.	
					·	<i>-</i>			_
N	OTES:					ADEA IN	N LOTS - 3.	303 ACDES	
1	. CONVEYED	TO: LORNA M		) & 5170106	5(LOT 4)	AREA IN		WAY - 0.482 ACRES	
3 4	. LEGAL REI	FERENCE: DEE REPORT FURN	D BOOK <i>I70</i> ISHED.			TOTAL A		4.686 ACRES	
5	. PROPERTY	CURRENTLY Z	ONED RS-1.						SUBDIVI
CURVE		ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING &	<del></del>		I BEING A PORTION
A A-1	(TOTAL) 4 5	07°18'14" 05°10'17" 02°07'56"	1869.86' 1869.86' 1869.86'	238.36' 168.77' 69.59'	119.34' 84.44' 34.80'	S. 78°57'51" E S. 80°01'49" E S. 76°22'42" E	<b>168.72'</b>		BELLE AND CONT TO
A-2 B	5 (TOTAL)	11°51'32"	1662.54	344.10	172.67'	S. 69°49'13" E		DET	

CURVE	LOT	ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING & DISTANCE
Α	(TOTAL)	07°18 <b>'</b> 14''	1869.86'	238.36'	119.34'	s. 78°57'51" E 238.20'
A-1	4	05°10'17''	1869.86'	168.77'	84.44'	S. 80°01'49" E 168.72'
A-2	5	02°07'56''	1869.86'	69.59'	34.80'	S. 76°22'42" E 69.58'
В	(TOTAL)	11°51'32''	1662.54'	344.10'	172.67'	S. 69°49'13" E 343.49'
B-1	5	05°09'20''	1662.54'	149.60'	74.85'	S. 73°10'19" E 149.55'
B-2	REM. PROP	.06°42'12''	1662.54'	194.51'	97.36'	S. 67°14'33" E 194.40'
С	6	48°11'20''	25.00'	21.03'	11.18'	N. 15°02'50" E 20.41'
D	(TOTAL)	276°22 <b>'</b> 50''	50.00'	241.19'	44.72 <b>'</b>	N. 80°57'10" E 66.67'
D-1	6	85°18'46''	50.00'	74.45'	46.07'	N. 03°30'55" W 67.76'
D-2	5	47°22 <b>'</b> 40''	50.00'	41.34'	21.94'	N. 69°51'40" W 40.18'
D-3	4	49°33'05''	50.00'	43.24'	23.08'	s. 61°40'30" W 41.91'
D-4	3	94°08'00''	50.00'	82.15'	53.74'	S. 10°10'10" E 73.21'
E	(TOTAL)	48°11'20''	25 <b>.</b> 00'	21.03'	11.18'	N. 33°08'30" E 20.41'
E-1	3	42°32'34"	25 <b>.</b> 00'	18.56'	9.73'	S. 35°57'55" E 18.14'
E-2	2	05°38'46''	25.00 <b>'</b>	2.46'	1.23'	S. 11°52'15" E 2.46'
F	8	93°20'40''	25 <b>.</b> 00'	40.73'	26.50'	N. 55°42'45" W 36.37'

23.59' S. 34°17'15" W. - 34.32'

25.00' 37.82'

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

YARD GETBACKS - RS-1 ZONING

SIDE COMBINED WIDTH OF 20 (TWENTY) PERCENT

LESS THAN 8 (EIGHT) FEET.

25

8

296.87

PG. 1775

OF THE LOT FRONTAGE OR 18 (EIGHTEEN)

FEET WHICHEVER IS LEAST, BUT IN NO CASE

FRONT: 30 FEET (M.B.L.)

30 FEET

SUBDIVISION PLAT SHOWING PROPERTY OF LORNA M. HALL BEING A PORTION OF LOT 3 AND ALL OF LOT 4 BELLE AIR SUBDIVISION AND CONTAINING 4.686 ACRES

## TO BE KNOWN AS

LOT 3 (0.363 ACRE), LOT 4 (0.767 ACRE) LOT 5 (0.611 ACRE), LOT 6 (0.314 ACRE), LOT 7 (0.311 ACRE), LOT 8 (0.329 ACRE) AND REMAINING LAND (0.811 ACRE) WITH 0.482 ACRE IN NEW RIGHT-OF-WAY CITY OF ROANOKE, VIRGINIA

PREPARED JANUARY 12, 1994 SEE PLAN Nº 6274

