

KNOW ALL MEN BY THESE PRESENT, TO WIT:
THAT ANDREW LEE ROBERTS, III IS THE FEE
SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED
BY CORNERS 1 TO 6 TO 1 INCLUSIVE, AND IS ALL THE LAND
CONVEYED TO SAID OWNER DEED RECORDED IN THE CLERK'S
OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA, IN DEED BOOK 1574 PAGE 1935.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED
THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND
CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE
OF 1950, SECTION 15.1-465 THROUGH 15.1-485 AS TO DATE, AND
FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF
ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF, IS HEREBY PLACED THE FOLLOWING SIGNATURE AND
SEALS OF THIS 10th DAY OF April, 1994.

Andrew L. Roberts, III Nov 10, 1994
DATE

STATE OF VIRGINIA

City of Roanoke

I, Louella C. Thornton A NOTARY PUBLIC IN AND
FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT
Andrew L. Roberts, III OWNER, WHOSE NAME IS
SIGNED TO THE FOREGOING WRITING DATED 11-10, 1994
DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID
AND STATE AND ACKNOWLEDGED THE SAME ON 11-10, 1994.

MY COMMISSION EXPIRES January, 1997.
Louella C. Thornton
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 10 DAY OF
November, 1994, AND WITH THE CERTIFICATES OF DEDICATION
AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT
10:02 O'CLOCK A.M.

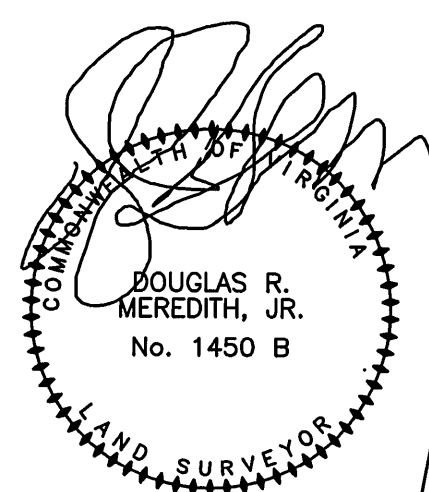
Arthur B. Crush, III, Clerk
TESTE: Ruthy McMillen
CLERK

[Signature] DATE: 11-9-94

I HEREBY CERTIFY THIS PLAT OF
SURVEY TO BE CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF

NOTES:

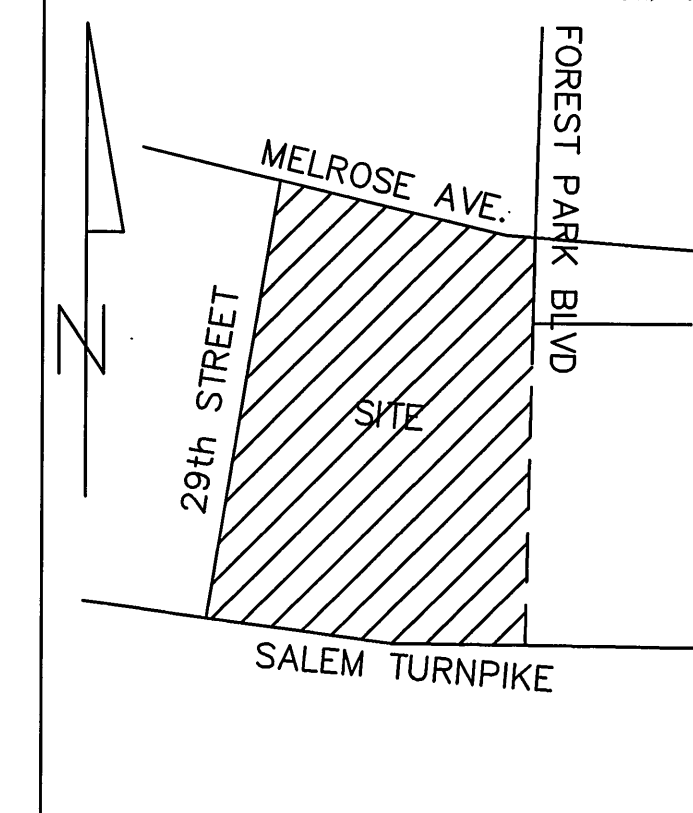
1. THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE SEARCH AND
THEREFORE MAY NOT SHOW ALL
ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT
FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN
ACTUAL AND CURRENT FIELD SURVEY.
4. FEMA FLOOD ZONE 'X'
5. LEGAL REFERENCE: D.B. 127 PG. 220
TAX MAP NO. 2420207
6. THIS PLAT IS AN ORIGINAL AND HAS
NOT BEEN REDUCED IN SIZE.
7. CURRENT ZONING: RM-2



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	1009.70'	173.75'	87.09'	173.53'	S 77°26'26" E	09°51'33"
B	25.00'	39.77'	25.51'	35.71'	N 35°19'19" W	91°09'21"
C	25.00'	42.43'	28.37'	37.52'	N 58°52'21" E	97°14'00"
D	25.00'	37.46'	23.25'	34.05'	S 39°26'37" E	85°51'12"

LEGEND

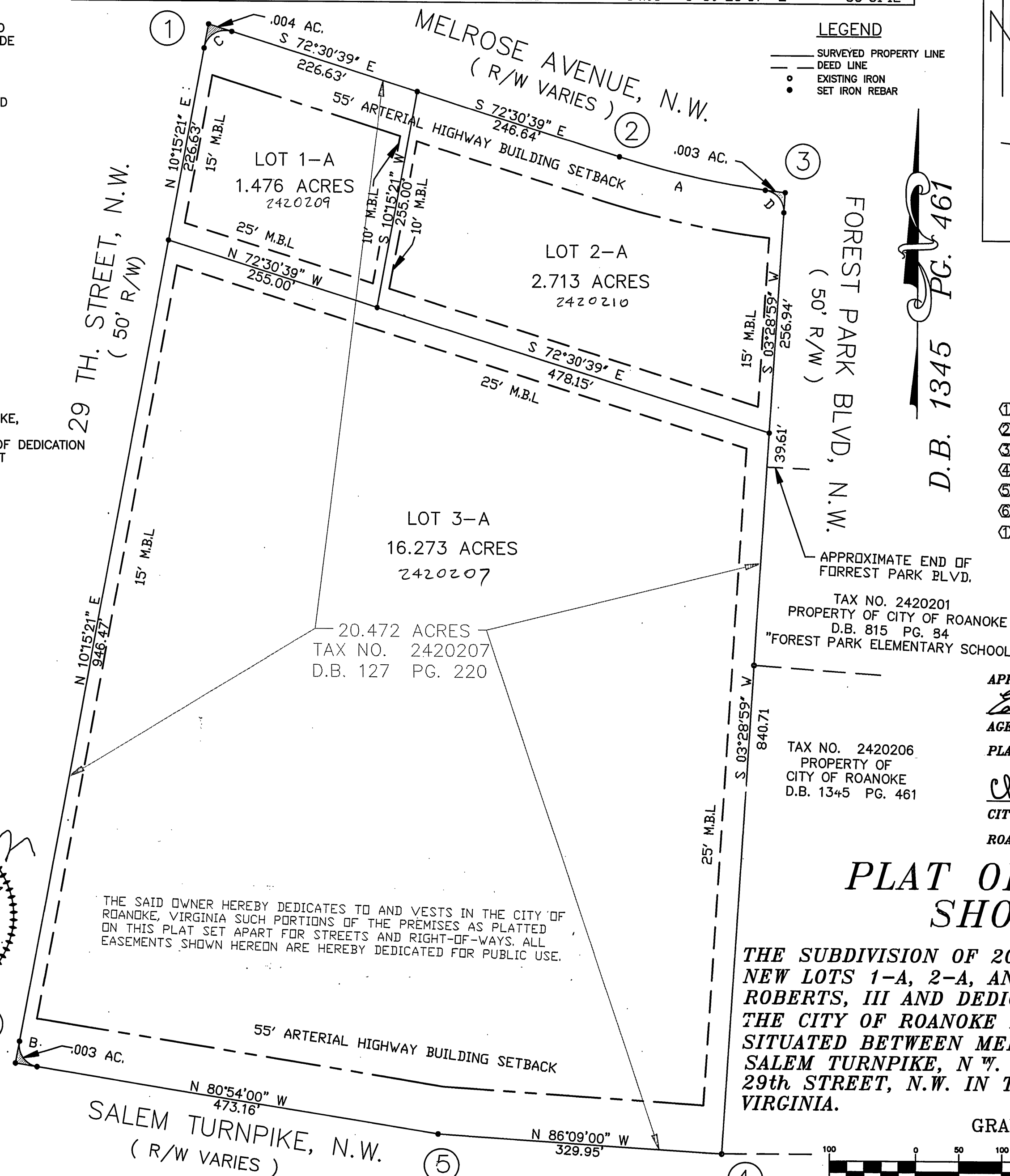
- SURVEYED PROPERTY LINE
- DEED LINE
- EXISTING IRON
- SET IRON REBAR



VICINITY MAP NO SCALE

BOUNDARY COORDINATES

	NORTH	EAST
①	1503.2659	1010.2111
②	1352.5102	1488.6625
③	1311.9552	1681.1053
④	192.8504	1612.9886
⑤	215.0048	1283.7832
⑥	293.8750	791.3895
⑦	1503.2359	1010.2111



APPROVED:

Edward R. Tuck 11/10/94
AGENT - CITY OF ROANOKE

PLANNING COMMISSION

Charles M. Huffine 11/10/94
CITY ENGINEER - CITY OF

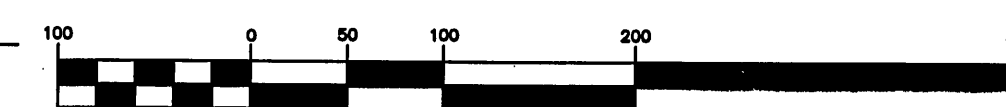
ROANOKE

DATE

PLAT OF SURVEY SHOWING

THE SUBDIVISION OF 20.472 ACRES CREATING
NEW LOTS 1-A, 2-A, AND 3-A FOR ANDREW LEE
ROBERTS, III AND DEDICATING 0.01 ACRES TO
THE CITY OF ROANOKE FOR STREET PURPOSES
SITUATED BETWEEN MELROSE AVENUE, N.W.,
SALEM TURNPIKE, N.W. AND ADJACENT TO
29th STREET, N.W. IN THE CITY OF ROANOKE,
VIRGINIA.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft. 11-8-94

LMW P.C.
ENGINEERING - SURVEYING

PHONE (703) 345-0675
FAX (703) 342-4456

1401 2nd STREET S.W.
ROANOKE, VIRGINIA 24016

COMM. # 614

SURVEYED: 9-30-94