

KNOW ALL MEN BY THESE PRESENT, TO WIT:
THAT THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 10 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 1713 PAGE 379

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 11/2 DAY OF November, 1994.

Neve J. Smith 11/2/94
NEVA J. SMITH, EXECUTIVE DIRECTOR DATE
THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

STATE OF VIRGINIA
City OF Roanoke

Frederick A. Rungler A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT NEVA J. SMITH, EXECUTIVE DIRECTOR THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED 11/2, 1994, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 11/2, 1994

MY COMMISSION EXPIRES 3-31, 1998
Frederick A. Rungler
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 11/2 DAY OF November, 1994, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT 12:00 O'CLOCK P.M.

TESTE: Frederick A. Rungler
Deputy Clerk

QUEEN AVENUE, N.W.
(22' R/W)

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS AND RIGHT-OF-WAYS. ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

COURTLAND AVENUE, N.W.
(22' R/W)

CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
7	A	25.00'	15.78'	8.16'	15.52'	S 44°11'10" E	36°09'39"
8	B	25.00'	14.99'	7.73'	14.77'	S 08°55'19" E	34°22'04"
8	C	50.00'	134.53'	217.98'	97.47'	S 68°49'08" E	154°09'44"

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
- THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
- THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
- FEMA FLOOD ZONE 'X'
- LEGAL REFERENCE: M.B. 1 PG. 843
D.B. 1713 PG. 379
TAX MAP NO. 2060753
- THIS PLAT IS AN ORIGINAL AND HAS NOT BEEN REDUCED IN SIZE.

LEGEND

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

GRAPHIC SCALE



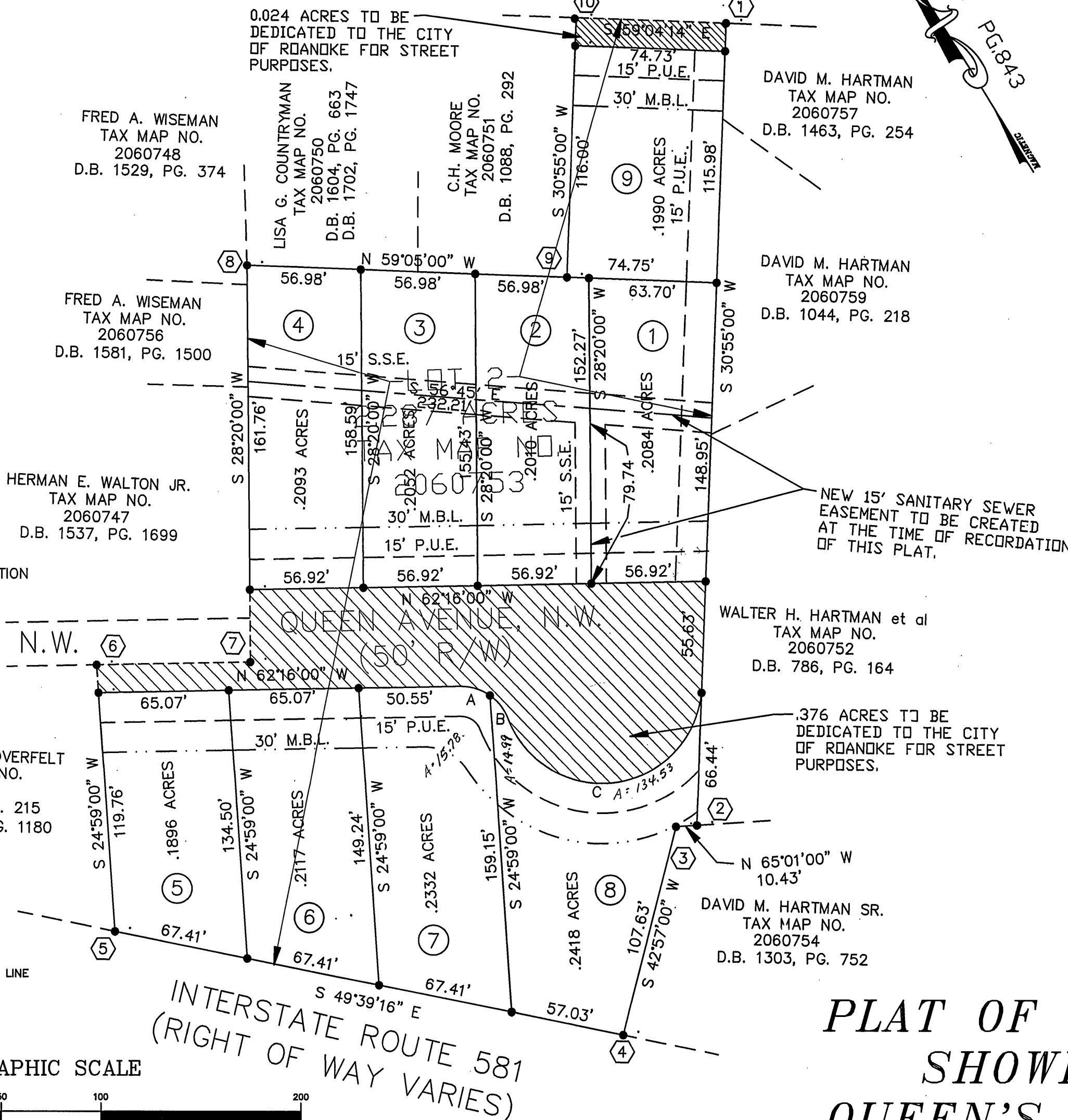
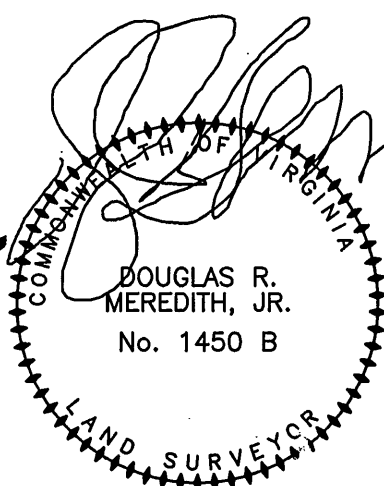
(IN FEET)
1 inch = 50 ft.

LMW P.C.
ENGINEERING - SURVEYING

PHONE (703) 345-0675 1401 2nd STREET S.W.
FAX (703) 342-4456 ROANOKE, VIRGINIA 24016

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

DATE: 11-7-94



PLAT OF SURVEY SHOWING QUEEN'S COURT

THE SUBDIVISION OF 2.299 ACRES CREATING LOTS 1 THROUGH 9 FOR THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY AND DEDICATING 0.400 ACRES TO THE CITY OF ROANOKE FOR STREET PURPOSES SITUATED ALONG INTERSTATE ROUTE 581, QUEEN AVENUE, N.W. AND COURTLAND AVENUE, N.W.

COMM. # 420A

SURVEYED: 1-24-94

VICINITY MAP NO SCALE

	BOUNDARY COORDINATES	
	NORTH	EAST
①	000.0000	000.0000
②	-344.0413	-206.0404
③	-339.6361	-215.4945
④	-418.4158	-288.8292
⑤	-250.5719	-486.4253
⑥	-129.3096	-339.9227
⑦	-165.0409	-361.9453
⑧	9.0196	-268.0883
⑨	-73.1304	-130.9162
⑩	38.3986	-64.1233
⑪	000.0000	000.0000

APPROVED:

John Thomas Russell 12/5/94
AGENT - CITY OF ROANOKE DATE

PLANNING COMMISSION

Charles M. Huffing 12/5/94
CITY ENGINEER - CITY OF DATE
ROANOKE