

THIS IS AN ORIGINAL AND HAS NOT BEEN REDUCED.

"KNOW ALL MEN BY THESE PRESENTS TO WIT:  
THAT JO ANNE R. SIMMONS IS THE FEE  
SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED  
BY CORNERS 1 TO 6 TO 1,  
INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO  
SAID OWNER BY DEED RECORDED IN THE CLERK'S  
OFFICE OF THE CIRCUIT COURT OF THE CITY OF  
ROANOKE, VIRGINIA, IN WILL BOOK 4, PAGE  
795."

"THE PLATTING OR DEDICATION OF THE LAND SHOWN  
HEREON IS WITH THE FREE CONSENT AND IN  
ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED  
OWNERS AS REQUIRED BY SECTION 15.1-465  
THROUGH 15.1-485 OF THE CODE OF VIRGINIA  
(1950) AS AMENDED, AND THE SUBDIVISION  
ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA."

THE ABOVE DESCRIBED OWNER BY VIRTUE OF  
THE RECORDING OF THIS PLAT DOES HEREBY  
GRANT THE CITY OF ROANOKE IN FEE SIMPLE  
TITLE, THE LAND SHOWN HEREON AS SET  
APART FOR PUBLIC STREETS.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND  
SEAL OF THIS 31<sup>st</sup> DAY OF January, 1995

Jo Anne R. Simmons 1/31/95  
DATE

STATE OF VIRGINIA

City OF Roanoke

I, Sallie Brown Garst A NOTARY PUBLIC IN AND  
FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT  
Jo Anne R. Simmons OWNER, WHOSE NAME IS  
SIGNED TO THE FORGOING WRITING DATED 1/31, 1995  
DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID CITY  
AND STATE AND ACKNOWLEDGED THE SAME ON 1/31, 1995.

MY COMMISSION EXPIRES 8/31, 1996  
Sallie Brown Garst  
NOTARY PUBLIC

APPROVED:

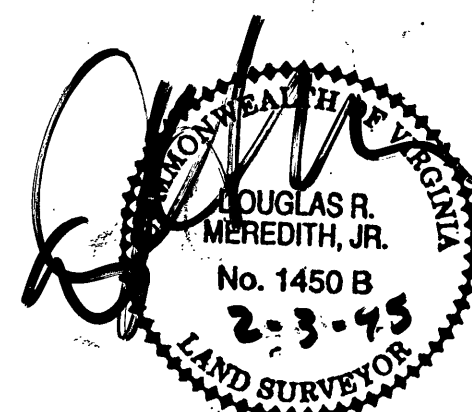
Robert Thomas Russell 2-3-95  
AGENT - CITY OF ROANOKE DATE

Charles M. Duffine 2-3-95  
CITY ENGINEER - CITY OF ROANOKE DATE

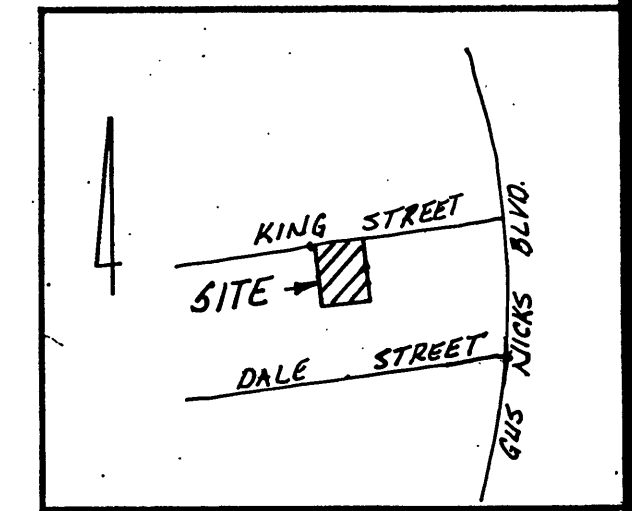
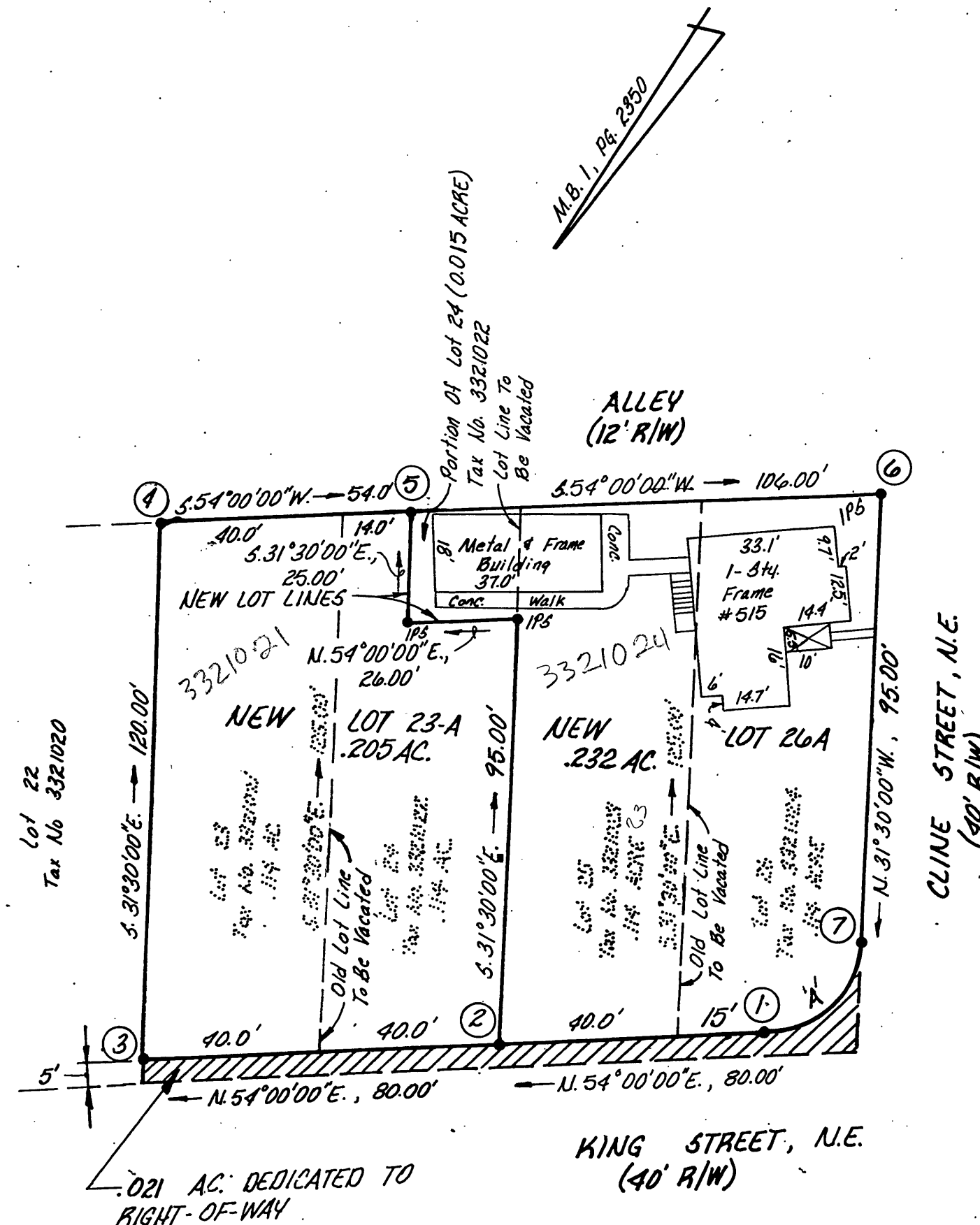
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY  
VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 3<sup>rd</sup> DAY OF  
FEBRUARY, 1994, AND WITH THE CERTIFICATES OF DEDICATION  
AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT  
3:15 O'CLOCK P.M.

TESTE: Arthur B. Crush III  
Patty Humphreys Deputy Clerk

L.M.W., P.C.  
Engineering - Surveying  
Phone (703) 345-0675 1401 2nd Street S.W.  
Fax (703) 342-4456 Roanoke, Virginia 24016



DATE: 2-3-95  
I HEREBY CERTIFY THIS PLAT OF  
SURVEY TO BE CORRECT TO THE BEST  
OF MY KNOWLEDGE AND BELIEF



VICINITY MAP  
NO SCALE

BOUNDARY COORDINATES

	NORTH	EAST
1	0.00	0.00
2	32.3282	44.4959
3	79.3510	109.2173
4	-22.9658	171.9171
5	-54.7062	128.2302
6	-117.0115	42.4744
7	-36.0107	-7.1629
1	0.00	0.00

CURVE 'A'  
Δ = 9° 30' 47"  
R = 25.00'  
T = 27.05'  
L = 41.24'  
CHD = 36.72'  
CHB = N. 11° 14' 59" E.

LEGEND

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

SCALE: 1" = 30'  
0 15 30

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCE
- 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: TAX NO's. 3321022, 3321023, 3321024 & 3321021

PLAT OF SURVEY  
SHOWING  
THE RE-SUBDIVISION OF LOTS 23, 24, 25 & 26, BLOCK F  
MAP OF KENWOOD  
FOR  
JO ANNE R. SIMMONS  
CREATING NEW LOT 26-A (.232 AC.) &  
23-A (.205 AC.) &  
DEDICATING .021 AC. FOR RIGHT OF WAY  
SITUATED AT KING STREET, N.E.  
AND CLINE STREET, N.E.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED: 11-9-94

W.B. 4, PG. 795

Comm. No. 690