

COURTLAND ROAD N.W. 50' R/W

N.W.

MADDOCK AVE. N.W.

50' R/W

SEE NOTE #1

SEE NOTE #3

SEE NOTE #5

SEE NOTE #5

SEE NOTE #5

SEE NOTE #5

SEE NOTE #5

SEE NOTE #5

EX. AXLE

NOBLE AVE. N.W. 50' R/W

MAP OF MERIDIAN OF
WILLIAMSON GROVES
ROANOKE COUNTY
P.B. 1, PG. 316-317

LEGEND

EX.	EXISTING
I.P.	IRON PIN
R/W	RIGHT OF WAY
D.B.	DEED BOOK
PG.	PAGE
Ac.	ACRE(S)
P.B.	PLAT BOOK

NOTES:

1. THE AREA BOUNDED BY CORNERS 4A, 5, 6, 7, 7A TO 4A IS HEREBY DEDICATED TO THE CITY OF ROANOKE FOR ROAD WIDENING PURPOSES CONSISTING OF 3,678 SQUARE FEET.
2. SEE SHEET 1 OF 3 FOR LEGAL VERBAGE AND SHEET 3 OF 3 FOR PHYSICAL LOCATIONS AND NEW EASEMENTS.
3. A PORTION OF MADDOCK AVENUE HAS BEEN VACATED BY ROANOKE CITY ORDINANCE # 31404-041993, SEE DEED BOOK 1681, PAGE 1086.
4. A PORTION OF MADDOCK AVENUE HAS BEEN VACATED BY ROANOKE CITY ORDINANCE # 31777-122093, SEE DEED BOOK 1702, PAGE 721.

PLAT SHOWING
PROPERTY OF

BERGLUND CHEVROLET INC.

(SEE NOTE #5, SHEET 1 OF 3)

CREATING NEW

TRACT 1 (1.159 Ac.)

TRACT 2 (6.094 Ac.)

TRACT 3 (2.152 Ac.)

BEING A PORTION OF

WILLIAMSON GROVES SUBDIVISION

(ROANOKE COUNTY P.B. 1, PG. 316-317)

SCALE: 1" = 60' DATE: 10 FEBRUARY 1995

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA

COMM. #77-382

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	40.00'	166.04'	72.40'	70.02'	N 41°35'09" W	237°50'19"
C-2	25.00'	25.24'	13.81'	24.18'	S 48°24'51" W	57°50'19"

