

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. IRON PINS WERE FOUND AT ALL CORNERS UNLESS DENOTED OTHERWISE.
4. THIS PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. FLOOD ZONE "X".
5. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
6. LEGAL REFERENCES:
D.B. 1735, PG. 11, D.B. 1740, PG. 330, AND D.B. 1726, PG. 498
RADFORD & COMPANY.
D.B. 1598, PG. 451, GLEN ASSOCIATES.
7. ALL EASEMENTS DESIGNATED NEW ARE HEREBY DEDICATED FOR PUBLIC USE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	477.63'	99.06'	49.71'	98.88'	S56°46'23"W	11°53'00"
C-2	468.22'	96.81'	48.58'	96.64'	S56°46'46"W	11°50'48"
C-3	417.35'	198.64'	101.24'	196.77'	S66°04'27"W	27°16'14"
C-4	427.35'	201.68'	102.75'	199.81'	S66°10'51"W	27°02'22"

LEGEND

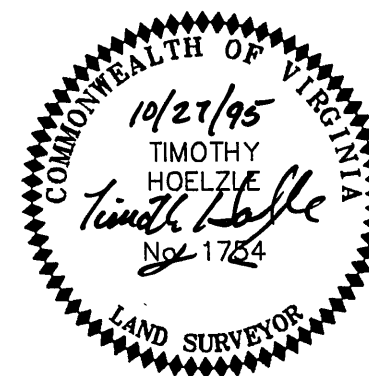
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
M.B.	MAP BOOK
	DEED LINE (TYPICAL)
	TO BE REMOVED
	AREAS TO BE DEDICATED FOR
	FOR ROAD WIDENING PURPOSES

CHART 'B'AREA DEDICATED FOR
ROAD WIDENING PURPOSES

LINE	DIRECTION	DISTANCE
17-18	N 26°41'20" W	9.42'
18-19	N 56°46'46" E	99.64'(CH.)
19-19A	S 40°23'29" E	9.42'
19A-17	S 56°46'23" W	98.88'(CH.)
TOTAL AREA = 922 SQ. FT., 0.021 AC.		

CHART 'A'AREA DEDICATED FOR
ROAD WIDENING PURPOSES

LINE	DIRECTION	DISTANCE
1-1A	N 28°08'53" W	10.13'
1A-1B	N 66°10'51" E	199.81'(CH.)
1B-1C	N 78°57'12" E	4.99'
1C-23A	N 79°42'36" E	21.48'
23A-24	S 08°56'43" E	10.00'
24-25	S 79°42'36" W	21.18'
25-26	S 78°57'12" W	4.99'
26-1	S 66°04'27" W	196.77'(CH.)
TOTAL AREA = 2,265 SQ. FT., 0.052 AC.		

**PLAT SHOWING**

THE RESUBDIVISION OF

A 2.887 AC. TRACT (D.B. 1726, PAGE 498),
A 3.655 AC. TRACT (DEED OF CORRECTION D.B. 1735, PG. 11),
AND A 0.49 AC. TRACT (D.B. 1740, PG. 330)

PROPERTY OF

RADFORD & COMPANY

AND

A 0.818 AC. TRACT (M.B. 1, PG. 875)

PROPERTY OF

GLEN ASSOCIATES

CREATING HEREON NEW

TRACT I (7.542 AC.)

AND DEDICATING 0.073 ACRES
FOR ROAD WIDENING PURPOSES TO THE
CITY OF ROANOKE, VIRGINIA

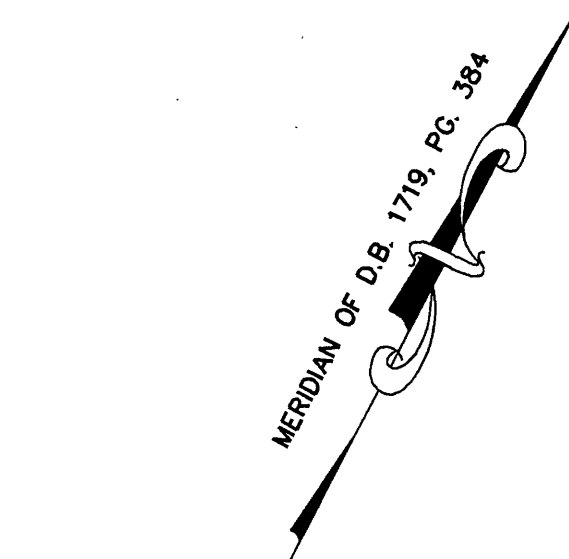
SITUATED ALONG GLEN HEATHER DRIVE
AND GRANDIN ROAD EXTENSION, S.W.

ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 11 OCTOBER 1995

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

COMM. #94-53



TAX #5090124
PROPERTY OF
FAIRINGTON APARTMENTS OF ROANOKE,
A LIMITED PARTNERSHIP
D.B. 1458, PG. 844

TAX #5090101
PROPERTY OF
LUTHER J. MARTIN, JR.
& LOUISE E. MARTIN
D.B. 496, PG. 258

LOGAN CEMETERY
(20' x 20') PER
D.B. 215, PG. 396

NEW TRACT I
TOTAL AREA LESS ROAD
DEDICATION = 7.542 ACRES
(328,523 SQUARE FEET)

ORIGINAL TAX #5090118
D.B. 1726 PG. 498
2.887 AC. (DEED)
2.651 AC. (CALC.)

ORIGINAL TAX #5090102
D.B. 1735 PG. 11
3.655 AC. (DEED)
3.645 AC. (CALC.)

TAX #5090103
PROPERTY OF
ROBERT W. SMITH
& MARY L. SMITH
D.B. 1473, PG. 1704

TAX #5090104
PROPERTY OF
WILLIAM D. COLEMAN
& SALLY E. COLEMAN
D.B. 863, PG. 645

TAX #5090105
PROPERTY OF
GLEN ASSOCIATES,
A VIRGINIA GENERAL PARTNERSHIP
D.B. 1592, PG. 299

10' CEMETERY ACCESS EASEMENT
M.B. 1, PG. 875

DEED OF TRUST LINE
D.B. 1735, PG. 14

EXISTING
AREA RESERVED
FOR STORMWATER
MANAGEMENT
M.B. 1, PG. 875

ORIGINAL TAX #5090114
D.B. 1598, PG. 451 &
M.B. 1, PG. 875
0.818 AC.

ORIGINAL
TAX #5090115
D.B. 1740, PG. 330
0.49 AC. (DEED)
0.501 AC. (CALC.)

TAX #5090116
PROPERTY OF
HUBERT H. HARVEY
& AMABLE L. HARVEY
D.B. 827, PG. 151 & 152

TAX #5090117
PROPERTY OF
PLEASANT GROVE BAPTIST CHURCH
D.B. 592, PG. 556

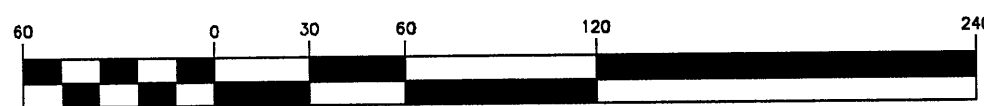
TELEPHONE
PEDESTAL

TRANSFORMER PAD

AREA RESERVED
FOR STORM WATER
MANAGEMENT

PROPOSED PRIVATE DRIVE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.