

LOT A
TAX #5010502
SUBDIVISION OF
ORIGINAL LOT 40
SUBDIVISION #2
WINDSOR HILLS
(P.B. 2, PG. 109)
(M.B. 1, PG. 423)

LOT 41B
TAX #5010509
SUBDIVISION OF
ORIGINAL LOT 41
SUBDIVISION #2
WINDSOR HILLS
(P.B. 2, PG. 109)
(M.B. 1, PG. 1001)

LOT 38A
TAX #5010504
SUBDIVISION OF
ORIGINAL LOT 38
SUBDIVISION #2
WINDSOR HILLS
(P.B. 2, PG. 109)

LOT 38B
TAX #5010505
SUBDIVISION OF
ORIGINAL LOT 38
SUBDIVISION #2
WINDSOR HILLS
(P.B. 2, PG. 109)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	75.00'	71.93'	39.00'	69.20'	S 00°07'30" E	54°57'00"
C-2	75.00'	35.17'	17.91'	34.85'	S 13°54'58" W	26°52'04"
C-3	75.00'	36.76'	18.76'	36.39'	S 13°33'32" E	28°04'56"
C-4	25.00'	39.27'	25.00'	35.36'	S 17°24'00" W	90°00'00"

KNOW ALL MEN BY THESE PRESENTS TO WIT.

THAT MARY ANNE HUFF AND LOLA ANDERSON MURRAY ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON, TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND DEVISED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN WILL BOOK 30 PAGE 206.

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

THE SAID OWNERS DO BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE ALL OF THE LAND SET APART FOR ROAD WIDENING PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 30th DAY OF November 1995.

BY: _____
MARY ANNE HUFF, OWNER

BY: _____
LOLA ANDERSON MURRAY, OWNER

MERIDIAN OF "WINDSOR HILLS"
SUBDIVISION #2
(P.B. 2, PG. 109)

BOUNDARY COORDINATES		
TOTAL		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4946.72096	4898.08659
2	5254.67670	4737.09122
3	5284.25699	4846.72063
4	5210.97872	4988.39119
5	5150.73039	4957.22809
6	5081.52632	4957.37907
7	5000.00000	5000.00000
1	4946.72096	4898.08659
AREA = 1.075 acres		

NOTES.

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS LOCATED OR SET AS SHOWN HEREON.
- THE INTENTION OF THIS PLAT IS TO SUBDIVIDE TAX #5010503 CREATING NEW LOT 39A AND NEW LOT 39B.
- THIS PROPERTY DOES NOT LIE 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51161C0044 D, DATED OCTOBER 15, 1993.
- CURRENT ZONING - RS-1
- AREA (0.003 AC.) WITHIN CORNERS 7 TO 7A TO 6A TO 7, INCLUSIVE, TO BE DEDICATED TO THE CITY OF ROANOKE FOR ROAD WIDENING PURPOSES.

APPROVED.

AGENT, ROANOKE CITY PLANNING COMMISSION

CITY ENGINEER, ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT HERETO ANNEXED IS ADMITTED TO RECORD ON November 29, 1995, AT 2:52 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Sena Testerman
DEPUTY CLERK

PLAT SHOWING
SUBDIVISION OF ORIGINAL
LOT 39, SUBDIVISION #2
MAP OF WINDSOR HILLS (RKE. CO. P.B. 2, PG. 109)

PROPERTY OF

MARY ANNE HUFF &
LOLA ANDERSON MURRAY
CREATING HEREON

NEW LOT 39A (0.663 AC.)

AND

NEW LOT 39B (0.409 AC.)

AND DEDICATE 0.003 ACRES FOR ROAD WIDENING PURPOSES TO THE CITY OF ROANOKE, VIRGINIA

SITUATED AT THE INTERSECTION OF
WINDSOR ROAD AND CIRCLE DRIVE

ROANOKE, VIRGINIA

SCALE 1" = 40' DATE: 30 OCTOBER 1995

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

COMM. #95-315

