

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT READ MOUNTAIN DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 9, TO 1 INCLUSIVE, AND IS PART 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 DEED BOOK 1747, PAGE 1240.

SAID PARCEL IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1747, PAGE 1244, LISTING MARC JAMES SMALL AS TRUSTEE.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING AND DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED (OWNER) 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.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

READ MOUNTAIN DEVELOPMENT CORPORATION, OWNER

BY: Terry E. Parsell ITS President
M. J. McCall
MARC JAMES SMALL, TRUSTEE

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Cecilie Holmes, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Terry E. Parsell, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF January, 1996.

Cecilie Holmes
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-1999

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Cecilie Holmes, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Marc James Small, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF January, 1996.

Cecilie Holmes
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-1999

APPROVED:
Philip C. Schirmer
ENGINEER, CITY OF ROANOKE

4/3/96
DATE

John Thomas Russell
AGENT, CITY OF ROANOKE PLANNING COMMISSION

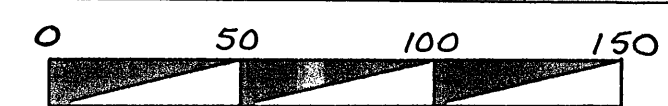
3-21-96
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 1:00 O'CLOCK P.M. ON THIS 3rd DAY OF April, 1996, IN MAP BOOK 1, PAGE 1491.

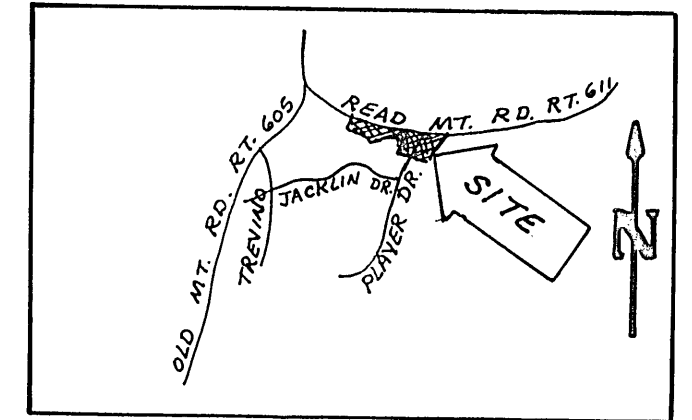
BY: James B. Grush, III, CLERK

Sena Testerman
DEPUTY CLERK

LEGEND
○ IRON PIN SET
● IRON PIN FOUND



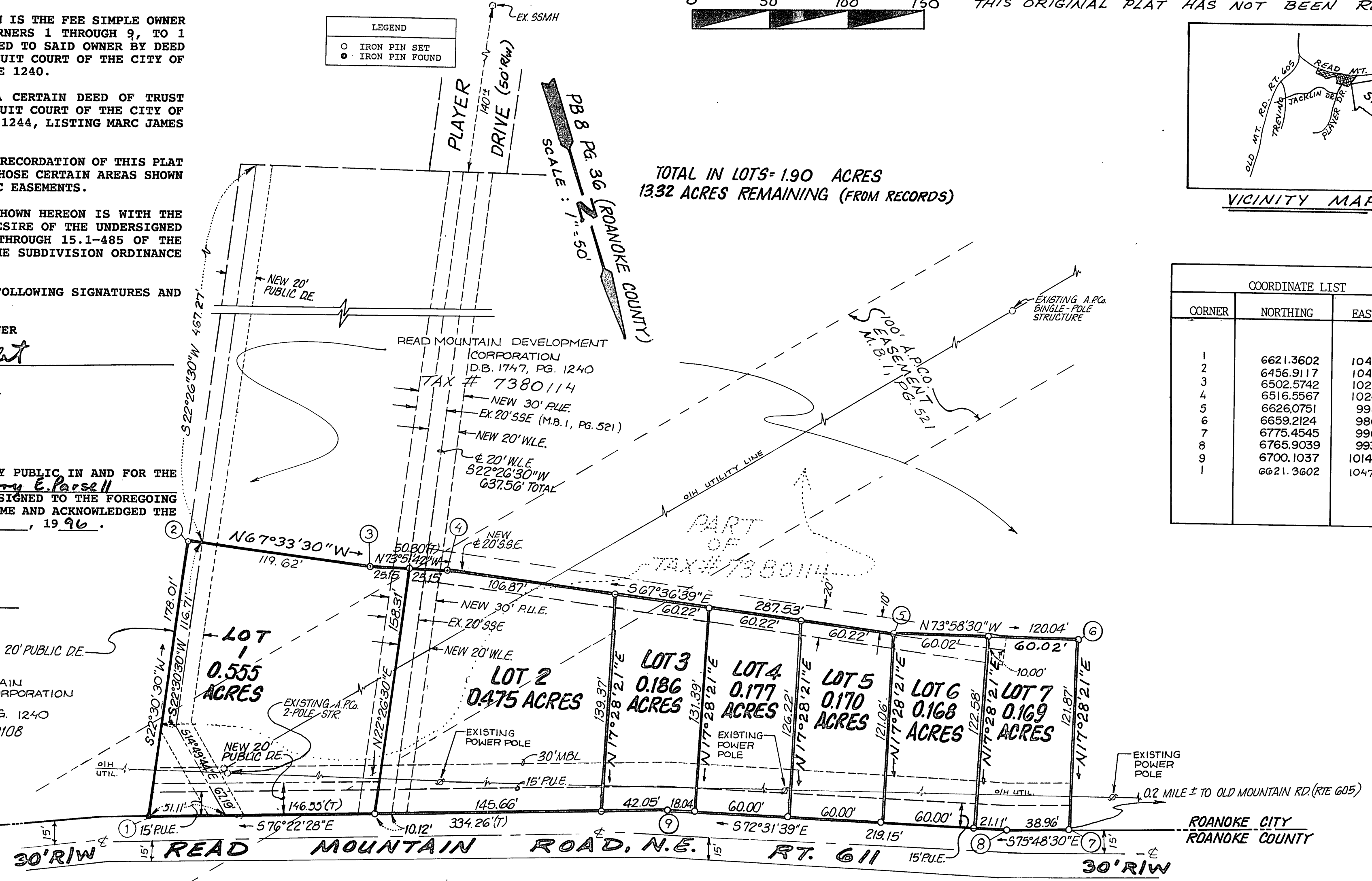
THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



VICINITY MAP

TOTAL IN LOTS = 1.90 ACRES
13.32 ACRES REMAINING (FROM RECORDS)

READ MOUNTAIN DEVELOPMENT CORPORATION
D.B. 1747, PG. 1240
T.M. # 7380108



COORDINATE LIST		
CORNER	NORTHING	EASTING
1	6621.3602	10473.6586
2	6456.9117	10405.5138
3	6502.5742	10294.9565
4	6516.5567	10246.6348
5	6626.0751	9980.7803
6	6659.2124	9865.4068
7	6775.4545	9901.9965
8	6765.9039	9939.7627
9	6700.1037	10148.8043
1	6621.3602	10473.6586

NOTES:

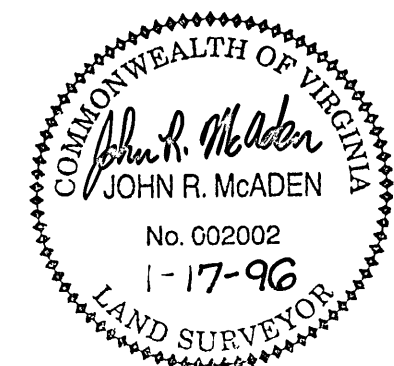
- OWNER OF RECORD: READ MOUNTAIN DEVELOPMENT CORP.
- LEGAL REFERENCE: DEED BOOK 1747, PAGE 1240, PART OF PARCEL III
- TAX MAP NUMBER: PORTION OF 7380114
- NO TITLE REPORT FURNISHED
- CURRENTLY ZONED: RS-3
- SETBACKS: 30' M.B.L.
25' R.Y.S.
20% OF FRONTAGE OF 10' SIDE YARD (4' MINIMUM)
- SEE M.B. 1, PG. 521 FOR R/W DEDICATION ALONG READ MOUNTAIN ROAD 0.39 ACRE.

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED
READ MOUNTAIN DEVELOPMENT CORPORATION
RECORDED IN DEED BOOK 1747, PAGE 1240
TO BE KNOWN AS

PHASE I
READ MOUNTAIN ESTATES

CREATING HEREON LOTS 1 THRU 7. SAID SUBDIVISION CONTAINS 1.90 ACRES IN LOTS AND 13.32 ACRES REMAINING FROM RECORDS. PLAT CREATES AND DEDICATES 0.299 ACRES FOR PUBLIC DRAINAGE EASEMENTS, 0.606 ACRES FOR SANITARY SEWER EASEMENTS, 0.371 ACRES FOR STORMWATER MANAGEMENT AND 0.397 ACRES FOR PUBLIC UTILITY EASEMENT. SITUATED ON READ MOUNTAIN ROAD, N.E. CITY OF ROANOKE, VIRGINIA.

OCTOBER 31, 1995
JOB NUMBER 94027-1
REVISED JANUARY 17, 1996
(OWNERSHIP)



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. MCADEN
002002

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. SEE COMMUNITY PANEL No. 51161G0028D - EFFECTIVE DATE OCT. 15, 1993.

