

THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That JAMES E. LYLE Jr. is the fee simple owner of the land shown hereon as lots 1 through 3, block 35, rear portion of two lots, block 36 and a strip of land between blocks 35 and 36, as recorded in the Office of the Circuit Court of the City of Roanoke, Virginia, in deed book 1555, page 1864, McDonald Addition. All of which are shown hereon combined and bounded by corners 1 through 11, inclusive.

The said owner certifies that the subdivision of land as shown hereon is entirely with his free will and consent as required under Section 15.1-465 through Section 15.1-485 of the 1950 Code of Virginia as amended to date and the subdivision ordinance of the City of Roanoke, Virginia. Said owner by virtue of his signature affixed hereon, does hereby dedicate to public use the stormwater management easement shown hereon.

Witness these signatures and seals on this 10th day of April 1997.

By: James E. Lyle Jr. 4-10-96
JAMES E. LYLE JR. - Owner Date

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Roanoke

I, Elaine M. Nichol, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE, DO HEREBY CERTIFY THAT JAMES E. LYLE JR.

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON April 10, 1996.

MY COMMISSION EXPIRES ON 10/31/96

Elaine M. Nichol
NOTARY PUBLIC

APPROVED:

John Thomas Casselli 6.9.96
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE
Philip C. Schirmer 6.5.96
CITY ENGINEER, ROANOKE VIRGINIA DATE

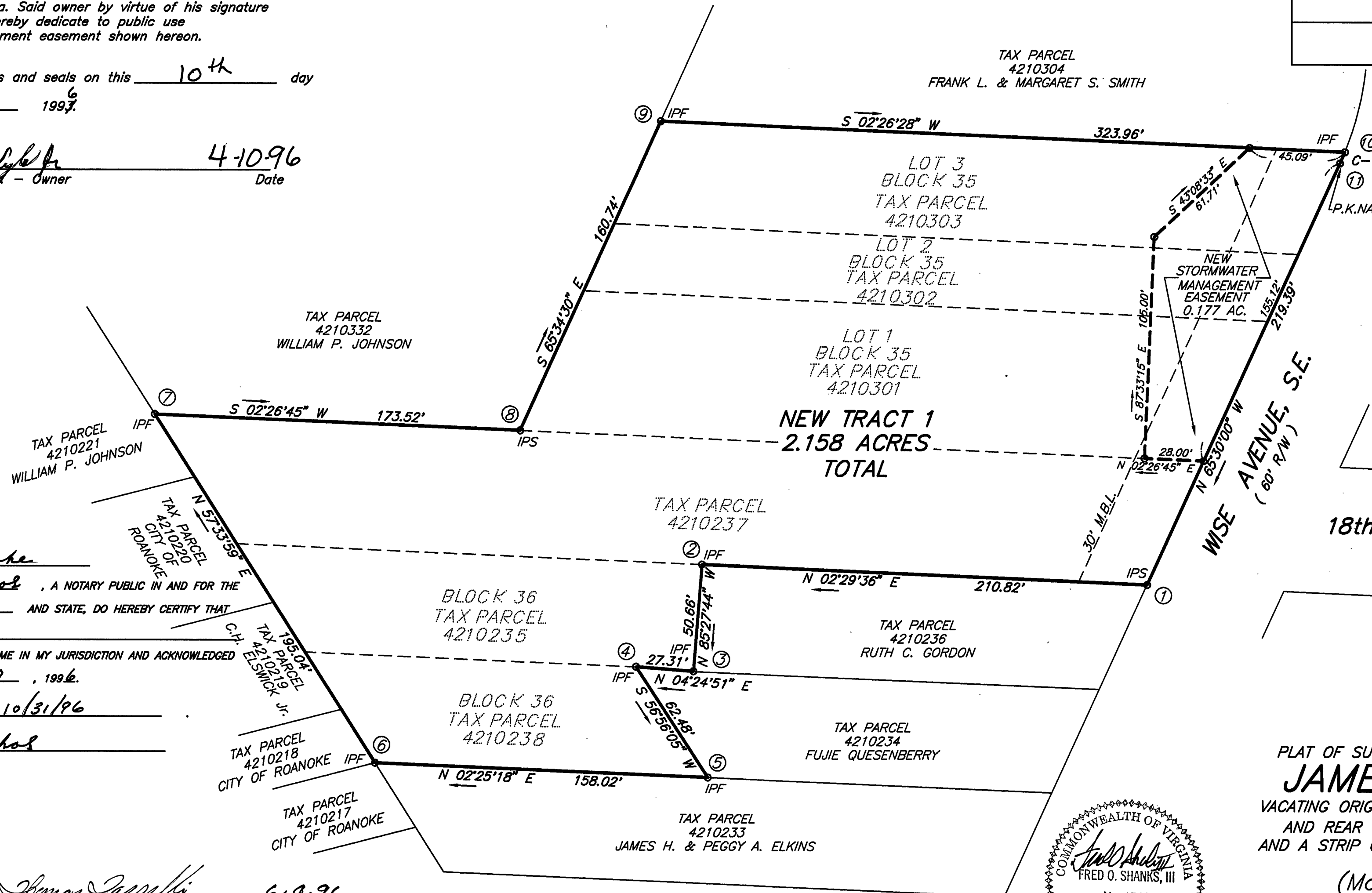
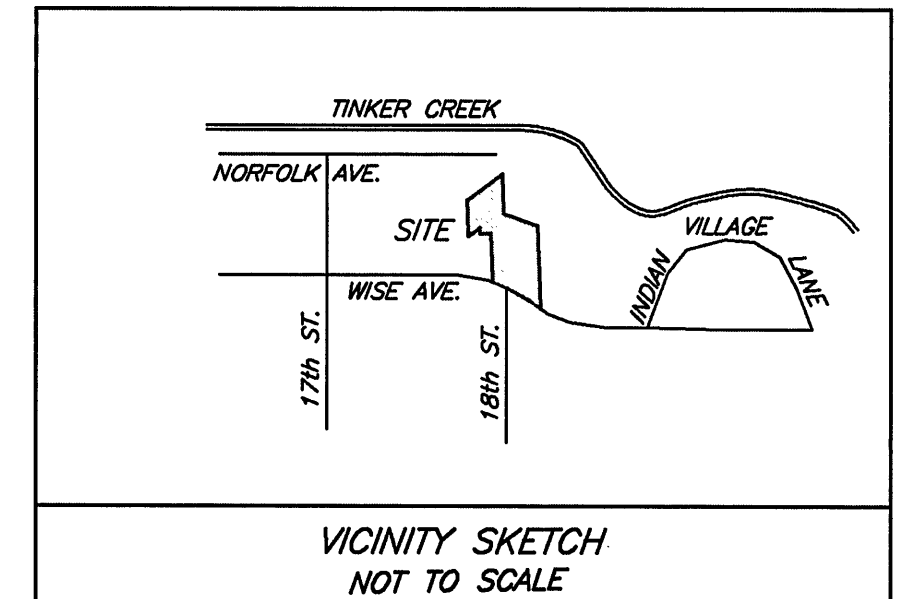
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON June 7, 1996, AT 1:25 O'CLOCK P M.

TESTEE: Arthur B. Crush III, CLERK

Kathy Chris
DEPUTY CLERK

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	145.78'	5.69'	2.85'	5.69'	N 66°37'09" W	02°14'18"

D.B. 1555 Pg. 1864



1	N 10011.2685	E 9992.5979
2	N 10221.8889	E 10001.7689
3	N 10225.8968	E 9951.2691
4	N 10253.1269	E 9953.3711
5	N 10219.0386	E 9901.0102
6	N 10376.9159	E 9907.6868
7	N 10481.5219	E 10072.3053
8	N 10308.1600	E 10064.9003
9	N 10241.6936	E 10211.2546
10	N 9918.0310	E 10197.4565
11	N 9920.2908	E 10192.2297
1	N 10011.2685	E 9992.5979

18th. STREET, S.E.
(50' R/W)

PLAT OF SURVEY OF PROPERTY BELONGING TO
JAMES E. LYLE Jr.
VACATING ORIGINAL LOTS 1 THROUGH 3, BLOCK 35
AND REAR PORTION OF TWO LOTS BLOCK 36
AND A STRIP OF LAND BETWEEN BLOCKS 35 & 36
PORTIONS THEREOF
(McDONALD ADDITION)
D.B. 330 Pg. 6 - 7
CREATING HEREON NEW TRACT 1
(2.158 AC.)
City of ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C. ENGINEERS - SURVEYORS - PLANNERS 313 LUCK AVENUE ROANOKE, VIRGINIA 24016 (703) 343-6685	
DATE: 2/19/96	SCALE: 1"=40'
CALC: JRA	DRAWN BY: JRA
CREW: JWC	F.B.: 95.03
CHECKED BY: <u>Rel</u>	JOB NO.: 696009

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

Fred O. Shanks III
FRED O. SHANKS, III
Land Surveyor # 1544

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF OCTOBER 15, 1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 51161C0046 D.
3. PROPERTY IS ZONED LM, LIGHT MANUFACTURING AND LM, LIGHT MANUFACTURING (CONDITIONAL) BY ORDINANCE No. 4210237.
4. IT IS THE INTENTION OF THIS PLAT TO COMBINE LOTS 1-3, BLOCK 35 AND REAR PORTION OF TWO LOTS IN BLOCK 36, AND A STRIP OF LAND BETWEEN BLOCKS 35 & 36 AND CONSISTING OF TAX PARCELS 4210301, 4210302, 4210303, 4210235, 4210238, 4210237, INTO ONE TRACT OR PARCEL OF LAND, SAID TRACT HAVING AN AREA OF 2.158 ACRES AS SHOWN ABOVE.

