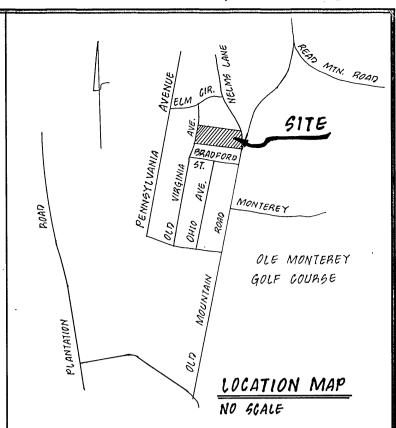


APPROXIMATE LOCATION OF PRIVATE DRIVEWAY ACCESS EASEMENT TO BE RE-GERVED. FINAL LOCATION TO BE DETER-MINED AT A LATER DATE WITH COMP-LETION OF ROAD WORK ALONG NELMS

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
1	4774.060	5254.788
2	4997.034	4436.932
3	5289.960	4516.793
4	5241.073	4719.408
5	5093.188	5243.847
6	4869.201	5256.192
1	4774.060	5254.788
TOTAL AREA = 5.659 AC.		

1A-1B - N 00°35'56" E 166.82 1B-4A - N 11°54'09" W 161.95



LEGEND

P.U.E. - PUBLIC UTILITY EASEMENT O.H.E. - OVERHEAD ELECTRIC LINE

**APPROVED:** 

DATE

AGENT, CITY OF ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA. THIS PLAT WAS PRESENTED ON THIS \_\_\_\_\_\_DAY OF VIRGINIA, THIS PLAT WAS PRESENTED ON THIS \_\_ 1996, AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT

TESTEE: ARTHUR B. CRUSH, III, CLERK

KNOW ALL MEN BY THESE PRESENT TO WIT.

THAT J. MICHAEL PALMER AND HAZEL Q. PALMER ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON, TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1638, PAGE 1542, DATED MARCH 1, 1991.

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

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES AND SEAL ON \_ DAY OF \_\_ lune

J. MICHAEL PALMER, OWNER

STATE OF VIRGINIA

Koanoke County Ludith M. Koss , A NOTARY PUBLIC IN AND FOR THE AFORESAID \_ County \_\_ AND STATE DO HEREBY CERTIFY THAT J. MICHAEL PALMER AND HAYEL Q. PALMER, OWNERS, WHOSE NAMES ARE SIGNED MY COMMISSION EXPIRES 7- August 28, 1998

NOTARY PUBLIC

## NOTES

IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100-YEAR FLOOD PLAIN. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51161C0028 D.

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED. 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.

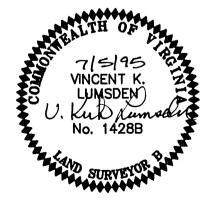
CURRENT ZONING - RM-1.

THIS PLAT IS A SUBDIVISION OF TAX MAP NUMBER 7360501.

SEE HEALTH DEPARTMENT PERMIT I.D. #S95-223-0014 FOR SEWAGE

DISPOSAL SYSTEM FOR NEW TRACT 11A. LEGAL REFERENCE - DEED BOOK 1638, PAGE 1542.

AREA BOUNDED BY CORNERS 1-1A-1B-4A-5-6 TO 1 INCLUSIVE, IS HEREBY DEDICATED TO THE CITY OF ROANOKE FOR ROAD WIDENING PURPOSES CONSISTING OF 0.267 ACRES.



I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

V. KIRK LUMSDEN, #1428B 715195

PLAT SHOWING SUBDIVISION OF

LOT 11 ROCKYDALE HEIGHTS SECTION #5 (ROANOKE CO. P.B. 1, PG. 181)

NEW TRACT "11A" (4.981 AC.)

NEW TRACT "11B" 0.411 AC.)

PROPERTY OF

J. MICHAEL PALMER

HAZEL Q. PALMER

SITUATED ALONG NELMS LANE ROANOKE CITY, VIRGINIA

SCALE: 1" = 100' DATE: 5 JULY 1995

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

> ROANOKE, VIRGINIA COMM. #95-186