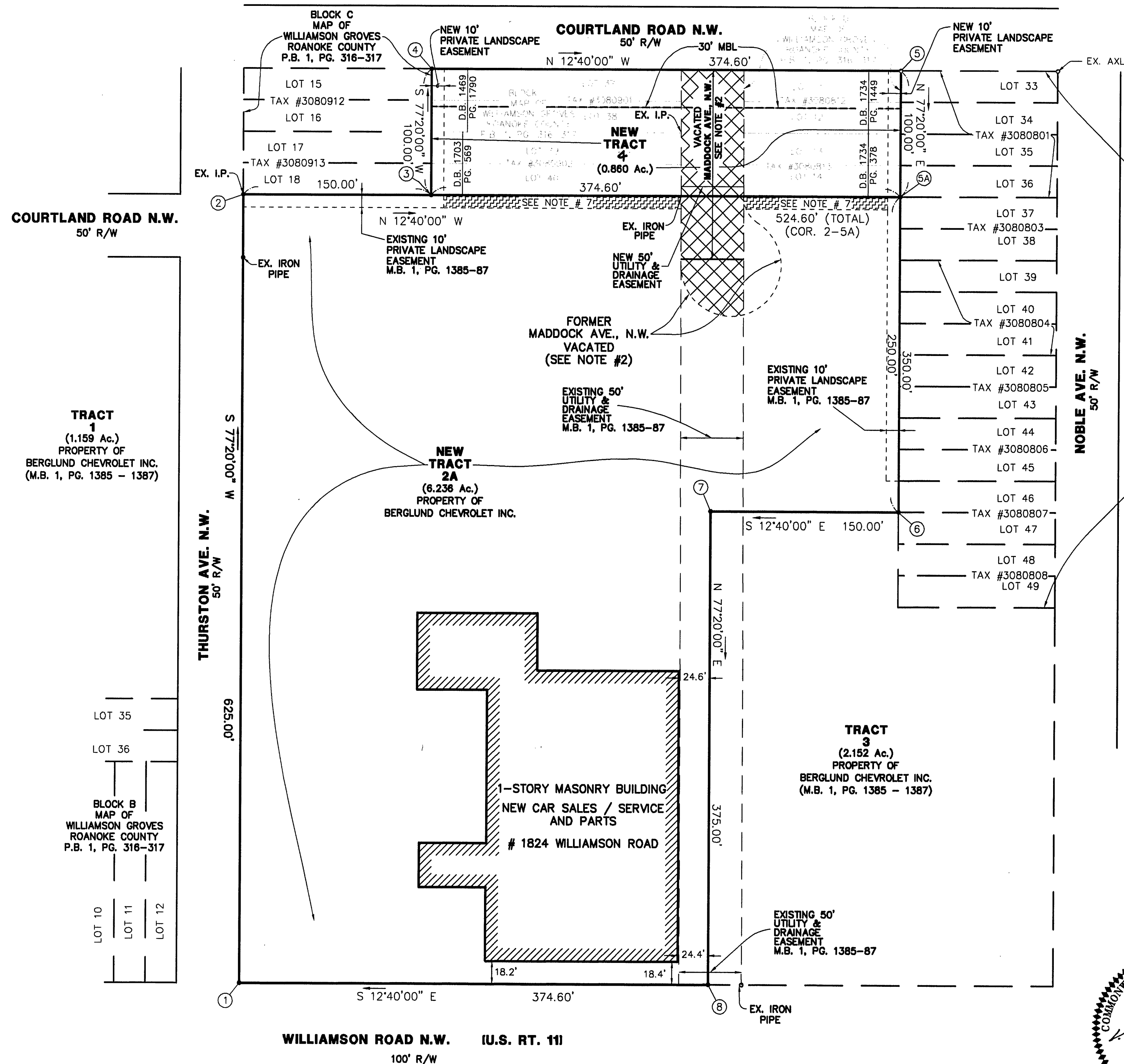




MAP OF
MERIDIAN OF
ROANOKE COUNTY
P.B. 1, PG. 316-317

LEGEND	
EX.	EXISTING
I.P.	IRON PIN
R/W	RIGHT OF WAY
D.B.	DEED BOOK
PG.	PAGE
Ac.	ACRE(S)
P.B.	PLAT BOOK
M.B.	MAP BOOK
	NEW 50' UTILITY AND DRAINAGE EASEMENT
	PRIVATE LANDSCAPE EASEMENT TO BE ABANDONED

NOTES.

1. SEE SHEET 1 OF 2 FOR LEGAL VERBAGE, DEDICATIONS, AND ADDITIONAL NOTES.
2. MADDOCK AVENUE HAS BEEN VACATED BY ROANOKE CITY ORDINANCE # 32493-061295.
3. THIS PLAT COMBINES LOTS 37 THRU 40 BLOCK "C", WILLIAMSON GROVES (RKE. CO. P.B. 1, PG. 316-317), LOTS 11 THRU 14 BLOCK "D", WILLIAMSON GROVES (RKE. CO. P.B. 1, PG. 316-317), BEING TAX NUMBERS 3080901, 3080902, 3080812, AND 3080813, AND ALL OF THE WESTERLY PORTION OF THE 50' RIGHT-OF-WAY OF MADDOCK AVE. VACATED BY ROANOKE CITY ORDINANCE #32493-061295, CREATING NEW TRACT 4.
4. THIS PLAT COMBINES ALL OF THE EASTERLY PORTION OF MADDOCK AVENUE'S 50' RIGHT-OF-WAY AND CUL-DE-SAC WITH TRACT 2 (M.B. 1, PG. 1385-1387), CREATING NEW TRACT 2A.
5. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. THIS PLAT INCLUDES VACATED MADDOCK AVENUE, N.W. PER ORDINANCES No. 31334-021893, No. 31404-041893, No. 31777-122093 AND No. 32493-061295.
7. A PORTION OF THE 10' PRIVATE LANDSCAPE EASEMENT AS SHOWN ON M.B. 1, PG. 1385-1387 TO BE ABANDONED BY RECORDATION OF THIS PLAT.

PLAT SHOWING
PROPERTY OF
BERGLUND CHEVROLET INC.

CREATING NEW
TRACT 2A (6.236 Ac.)
AND NEW
TRACT 4 (0.860 Ac.)
BEING A PORTION OF
WILLIAMSON GROVES SUBDIVISION
(ROANOKE COUNTY P.B. 1, PG. 316-317)

SCALE: 1" = 60' DATE: 3 APRIL 1996

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

COMM. #77-382