

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 12 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, AND ALSO DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

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: T. E. Russell ITS President

Marc James Small
MARC JAMES SMALL, TRUSTEE

NOTARY STATEMENT

STATE OF VIRGINIA, COMMONWEALTH AT LARGE

I, Cecilia Holmes A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT T. E. Russell WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT SAME ON THIS 25th DAY OF September, 1996.

Cecilia Holmes
NOTARY PUBLIC

December 31, 1997
COMMISSION EXPIRATION

NOTARY STATEMENT

STATE OF VIRGINIA, COMMONWEALTH AT LARGE

I, Cecilia 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 THAT SAME ON THIS 25th DAY OF September, 1996.

Cecilia Holmes
NOTARY PUBLIC

December 31, 1997
COMMISSION EXPIRATION

APPROVED:

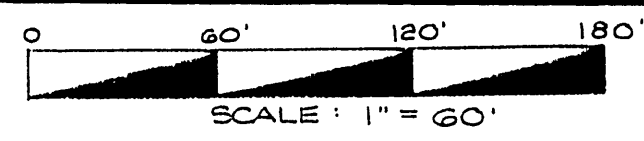
Dennis C. Schirmer 1/26/96
CITY ENGINEER, CITY OF ROANOKE DATE

John R. McAden 2/26/96
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 12:10 O'CLOCK P.M. ON THIS 27 DAY OF Sept, 1996, IN MAP BOOK 1, PAGE 1558

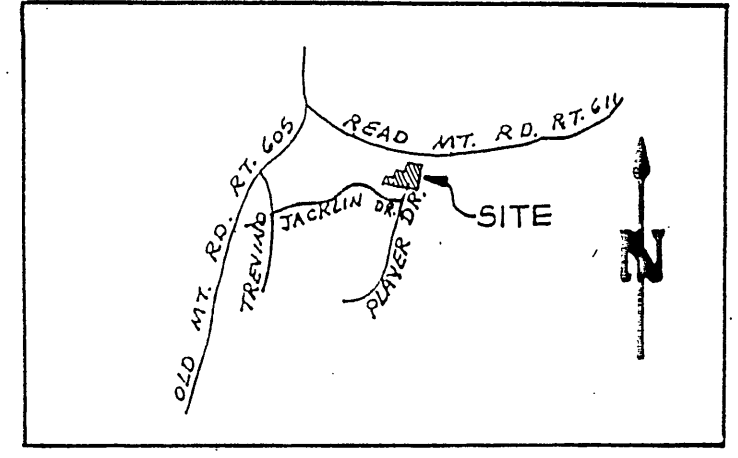
BY: Arthur B. Crush III
CLERK
Pat Humphreys
DEPUTY CLERK

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	S 67°26'30" W
C2	96°25'00"	25.00	42.07	27.97	37.28	N 25°46'00" W
C3	83°35'00"	25.00	36.47	22.35	33.32	N 64°14'00" E
C4	96°25'00"	25.00	42.07	27.97	37.28	N 25°46'00" W



LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

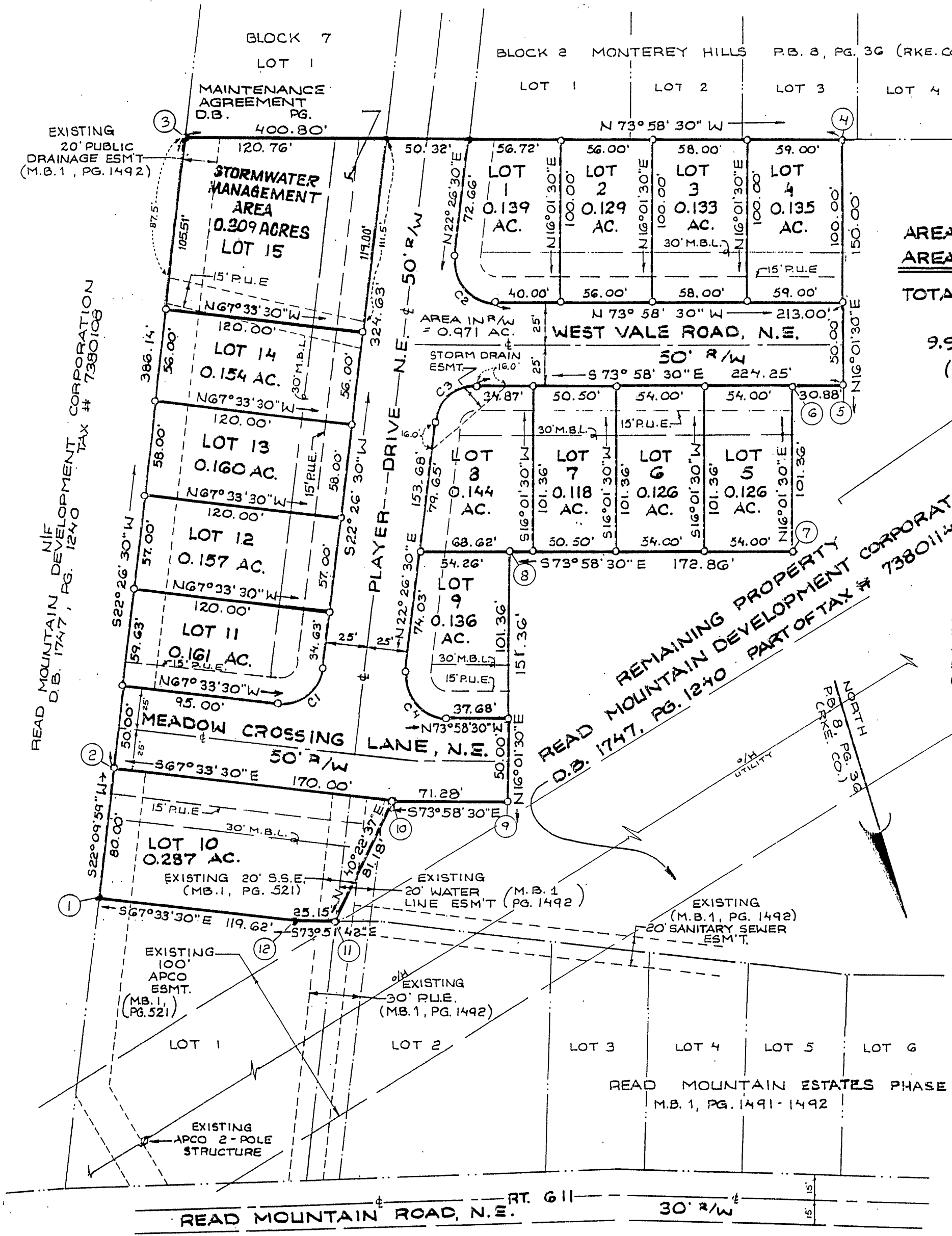


VICINITY MAP

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	6456.9117	10405.5138
2	6382.8235	10375.3295
3	6025.9303	10227.9248
4	6136.5723	9842.7046
5	6280.7435	9884.1131
6	6272.2199	9913.7895
7	6369.6393	9941.7701
8	6321.9201	10107.9130
9	6467.3964	10149.6964
10	6447.7198	10218.2037
11	6509.5654	10270.7956
12	6502.5742	10294.9565
1	6456.9117	10405.5138

AREA IN LOTS: 2.414 ACRES
AREA IN R/W: 0.971 ACRE
TOTAL AREA: 3.385 ACRES

9.935 ACRES REMAINING (FROM RECORDS)



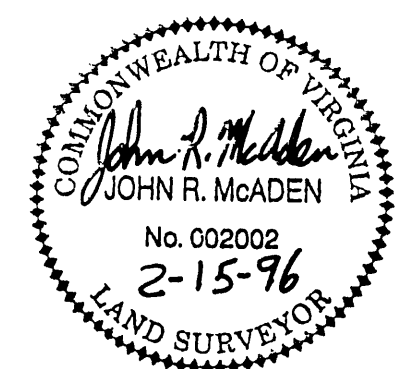
NOTES:

1. OWNER OF RECORD: READ MOUNTAIN DEVELOPMENT CORP.
2. LEGAL REFERENCE: DEED BOOK 1747, PAGE 1240, PART OF PARCEL III
3. TAX MAP NUMBER: PORTION OF 7380114
4. NO TITLE REPORT FURNISHED
5. CURRENTLY ZONED: RS-3
6. SETBACKS: 30' M.B.L., 25' R.Y.S. SIDE YARDS COMBINED WIDTH SHALL BE A MINIMUM OF 20% OF LOT FRONTAGE OR 10', WHICHEVER IS LEAST. (NO SIDE YARD SHALL BE LESS THAN 4')

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

TO BE KNOWN AS
PHASE II
READ MOUNTAIN ESTATES
CREATING HEREON LOTS 1 THRU 15. SAID SUBDIVISION
CONTAINS 3.385 ACRES TOTAL
(2.414 ACRES IN LOTS & 0.971 ACRES IN R/W DEDICATION)
SITUATED AT THE NORTH END OF PLAYER DRIVE, N.E.
CITY OF ROANOKE

FEBRUARY 15, 1996
JOB NUMBER 94027-2



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN, L.S. 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 OCT. 15, 1993.

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

