180

150,

SCALE: 1" = 60'

LEGEND

P.B. 8 PG. 3G (RKE.CO.)

LOT 4

LOT 3

59.00'

LOT

2 0.135

AC.

,-15 P.U.E

59.00

- 213.00

30.88

224.25

54.00

LOT

5

0.126

HOUNTAIN DEVELOPRIENT C.

EXISTING

-20 SANITARY SEWER

LOT 4

30' 2/W

(M.B.1, PG. 1492)

M.B. 1, PG. 1491-1492

LOT 5

MOUNTAIN ESTATES PHASE !

LOT G

IRON PIN SET

IRON PIN FOUND

M.B.

THAT READ MOUNTAIN DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH I2.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 FIECORDATION 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

KNOW ALL MEN BY THESE PRESENTS TO WIT

NOTARY STATEMENT

MARC JAMES SMALL, TRUSTEE

STATE OF VIRGINIA, COMMONWEALTH AT LARGE

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT I Temm E. Pursell WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT SAME ON THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_

December 31 19an

NOTARY STATEMENT

STATE OF VIRGINIA, COMMONWEALTH AT LARGE

eilie Holmes A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT MAKE JAMES MALL WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT SAME ON THIS \_\_\_\_\_ DAY OF <u>Softember</u>

DATE:

<u>December</u> 31.1997 COMMISSION EXPIRATION

APPROVED:

Inus C. Tollirme CITY ENGINEER, CITY OF ROANOKE

AGENT, CITY OF ROANOKE PLANNING COMMISSION

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 19 10, IN MAP BOOK 1, PAGE: 1553

BY Anthun B. Much III.

DEPUTY CLERK Humphras born K. Medden JOHN R. McADEN No. 002002 2-15-96

CURVE TABLE

CURVE

C1 C2 C3 C4

EXISTING

20' PUBLIC DRAINAGE ESM'T-(M.B.1 , PG. 1492)

DELTA

90°00'00"

96°25'00''

83°35'00"

96°25'00"

ARC

39.27

42.07

36.47

42.07

50, 32,

0.

5

**RADIUS** 

25.00

25.00

25.00

25.00

BLOCK 7

400.80

LOT I

MAINTENANCE

120.76

STORMWATER

MANAGEMENT

0.309 ACRES

AREA

LOT 15

NG7º33'30"W

LOT 14

N67°33'30"W-

NG7º 33'30"W+-

0.154 AC.

120.00

LOT 13

0.160 AC.

LOT 12

0.157 AC.

NG7033' 30" h

120.00

LOT II

N670 33'30"W-

MEADON CROSSING

EXISTING 20' S.S.E.

(MB.I, PG. 521)

567°33'30"E 119.62' -573°51 42"E

(12)

0.161

95.00

-367°33'30"E

15' P.U.E

LOT 10 0.287 AC.

EXISTING-

LOT

EXISTING APCO 2-POLE STRUCTURE

APCO

ESMT.

(M.B. 1, PG. 521)

15' P. U. E

AGREEMENT D.B. PG

TANGENT

25.00

27.97

22.35

27.97

CHORD

35.36 37.28 33.32 37.28

LOT

56.72

LOT

0.139

AC.

AREA INPW

= 0.971 AC.

ESMT.

STORM DRAIN

LOT

3

0.144

AC.

68.62

54.26'

LOT 9

0.136

AC.

30 M.B.L.

15" P.U.E.)

37.68

→N73°58'30"W

573°58'30"E

EXISTING

LINE ESM'T ( PG. 1492

20' WATER

EXISTING

(M.B.1, PG. 1492)

-30' RUE.

LOT 2

LANE, N.E.

25'

50' A/W

...16.0

40.00

**BEARING** 

S 67°26'30" W

N 25°46'00" W

N 64°14'00" E

N 25°46'00" W

LOT 2

58.00

LOT

3

AC.

58.00

50' R/W

30' M.B.L.

ō o 0.133

N 73° 58' 30" W

54.00

15'P.U.E.-

LOT

G

0.126

AC.

--- 5 73° 58′ 30″ E

WEST VALE ROAD, N.E.

N 73° 58' 30" W

BLOCK & MONTEREY HILLS

56.00

LOT

2

AC.

56.00

50.50

LOT

7

0.118

AC.

50. 50'

573°58'30" E

LOT 3

READ

5/2 0.129

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

-RT. GII-

John R. Me Aden OHN R. McADEN, L.S.

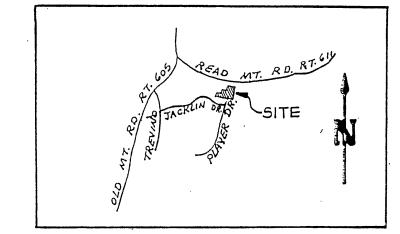
READ MOUNTAIN ROAD, N.E

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

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



VICINITY

COORDINATE LIST CORNER NORTHING EASTING 10405.5138 10375 3295 6456.9117 6382.8235 3 6025.9303 10227.9248 6136.5723 9842.7046 6280.7435 9884.1131 9913.7895 6272.2199 6369.6393 9941:7701 6321.9201 10107.9130 6467.3964 10149.6964 6447.7198 10218.2037 10 11 6509.5654 10270.7956 12 6502.5742 10294.9565 6456.9117 10405.5138

AREA IN A W : 0,971 ACRE TOTAL AREA: 3.385 ACRES

AREA IN LOTS: 2.414 ACRES

LOT 5

9.935 ACRES REMAINING (FROM RECORDS)

CORRORATION OWNER OF RECORD: READ !..JUNTAIN 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

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** 

REFLECTING TOMORROW