

KNOW ALL MEN BY THESE PRESENT, TO WIT:  
THAT THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 10 TO 1 INCLUSIVE, AND IS ALL THE LAND CONVEYED TO SAID OWNER DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1713 PAGE 379

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.1-465 THROUGH 15.1-485 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

THE SAID OWNERS ALSO DEDICATE A 0.376 ACRE PARCEL AND A 0.024 ACRE PARCEL AS NOTED ON THIS PLAT OF SUBDIVISION TO THE CITY OF ROANOKE FOR PUBLIC STREET PURPOSES.

ALL OF THE EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 23rd DAY OF September, 1996

*Neve J. Smith* 9/23/96  
NEVA J. SMITH, EXECUTIVE DIRECTOR DATE

THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

STATE OF VIRGINIA  
City of Roanoke

I, *Evelyn Q. Ringer*, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT NEVA J. SMITH, EXECUTIVE DIRECTOR THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED 9-23, 1996 DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 9-23, 1996.

MY COMMISSION EXPIRES 3-31-1996  
*Evelyn Q. Ringer*  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 25th DAY OF October, 1996 AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT 1:20 O'CLOCK P.M.

TESTE: *Arthur B. Cook, III*  
CLERK  
*By: Jonathan S. Craft, D.C.*

QUEEN AVENUE, N.W.  
(22' R/W)

JESSIE WAYNE OVERFELT  
TAX MAP NO. 2060823  
D.B. 803, PG. 215  
D.B. 1553, PG. 1180

### CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
7	A	25.00'	15.78'	8.18'	15.52'	S 44°11'10" E	36°09'39"
8	B	25.00'	14.99'	7.73'	14.77'	S 08°55'19" E	34°22'04"
8	C	50.00'	134.53'	217.98'	97.47'	S 68°49'08" E	154°09'44"

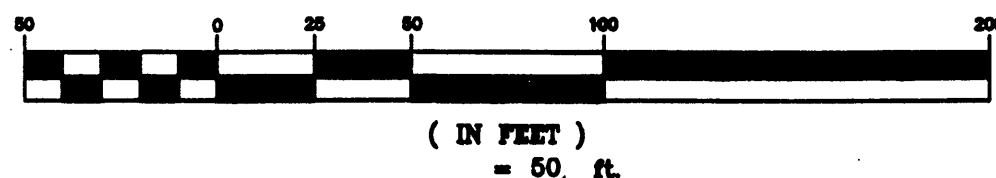
### NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
- THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
- THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
- THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X"
- LEGAL REFERENCE: M.B. 1 PG. 843  
D.B. 1713 PG. 379  
TAX MAP NO. 2060753

### LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- EXISTING IRON
- SET IRON REBAR

### GRAPHIC SCALE



THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS AND RIGHT-OF-WAYS. ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

COURTLAND AVENUE, N.W.  
(22' R/W)

NOTE:  
THIS PLAT IS AN ORIGINAL  
AND HAS NOT BEEN REDUCED  
IN SIZE.

M.B. 1 PG. 843

FRED A. WISEMAN  
TAX MAP NO. 2060748  
D.B. 1529, PG. 374

0.024 ACRES TO BE  
DEDICATED TO THE CITY  
OF ROANOKE FOR STREET  
PURPOSES.

LISA G. COUNTRYMAN  
TAX MAP NO. 2060750  
D.B. 1604, PG. 663  
D.B. 1702, PG. 1747

C.H. MOORE  
TAX MAP NO. 2060751  
D.B. 1088, PG. 292

DAVID M. HARTMAN  
TAX MAP NO. 2060757  
D.B. 1463, PG. 254

FRED A. WISEMAN  
TAX MAP NO. 2060756  
D.B. 1581, PG. 1500

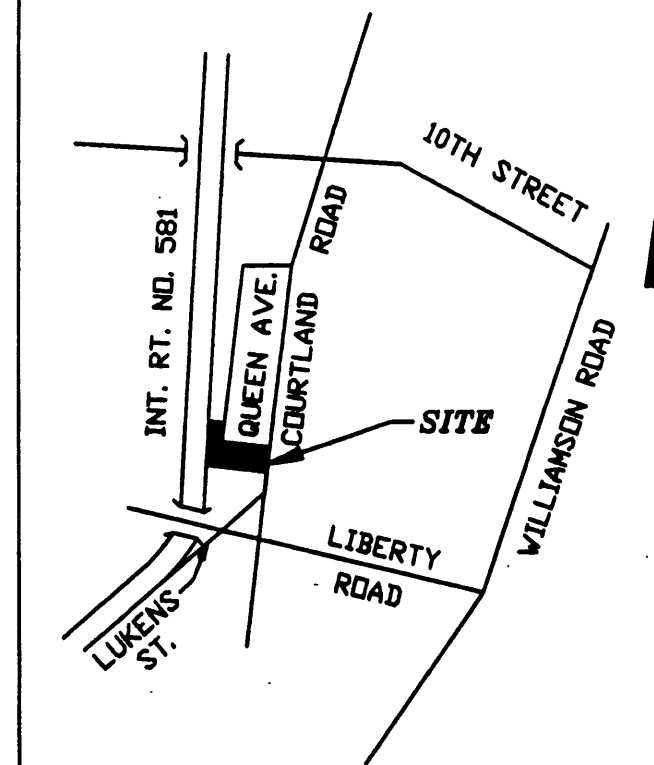
HERMAN E. WALTON JR.  
TAX MAP NO. 2060747  
D.B. 1537, PG. 1699

DAVID M. HARTMAN  
TAX MAP NO. 2060759  
D.B. 1044, PG. 218

WALTER H. HARTMAN et al  
TAX MAP NO. 2060752  
D.B. 786, PG. 164

0.376 ACRES  
DEDICATED TO THE CITY  
OF ROANOKE FOR STREET  
PURPOSES.

DAVID M. HARTMAN SR.  
TAX MAP NO. 2060754  
D.B. 1303, PG. 752



### VICINITY MAP NO SCALE

#### BOUNDARY COORDINATES

	NORTH	EAST
①	000.0000	000.0000
②	-344.0413	-206.0404
③	-339.6361	-215.4945
④	-418.4158	-288.8292
⑤	-250.5719	-486.4253
⑥	-129.3096	-429.9227
⑦	-165.0409	-361.9413
⑧	9.0196	-268.0883
⑨	-73.1304	-130.9162
⑩	38.3986	-64.1233
⑪	000.0000	000.0000

### APPROVED:

*Jonathan S. Craft* 10/16/96  
AGENT - CITY OF ROANOKE DATE

### PLANNING COMMISSION

*Philip C. Schrymer* 10/16/96  
CITY ENGINEER - CITY OF ROANOKE DATE

## PLAT OF SURVEY SHOWING QUEEN'S COURT

INTERSTATE ROUTE 581  
(RIGHT OF WAY VARIES)

PLAT OF SURVEY FOR THE ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY, REVISING MAP BOOK 1, PAGE 1370  
SHOWING THE SUBDIVISION OF LOT 2, (2.288 ACRES) CREATING HEREON NEW LOTS 1 THROUGH 9, AND DEDICATING A .376 ACRE PARCEL AND A .024 ACRE PARCEL TO THE CITY OF ROANOKE FOR PUBLIC STREET PURPOSES, SITUATED ADJACENT TO QUEEN AVENUE, N.W., COURTLAND AVENUE, N.W., AND INTERSTATE ROUTE 581.

COMM. # 420A

SURVEYED: 1-24-94

**LMW P.C.**  
ENGINEERING - SURVEYING

PHONE (703) 345-0675 1401 2nd STREET S.W.  
FAX (703) 342-4456 ROANOKE, VIRGINIA 24016

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

