

KNOW BY ALL MEN THESE PRESENTS TO WIT:  
THAT READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER 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 1782, PAGE 77.

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 2/4 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 15.1-485 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 ESTATES DEVELOPMENT CORPORATION, OWNER  
BY: [Signature] ITS President  
[Signature]  
MARC JAMES SMALL, TRUSTEE

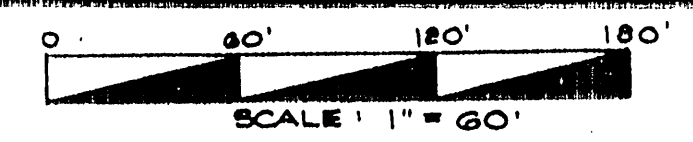
**NOTARY STATEMENT**  
STATE OF VIRGINIA, COMMONWEALTH AT LARGE  
I, Daniel J. DeWitt III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT MARC JAMES SMALL WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT SAME ON THIS 2 DAY OF JANUARY, 1997.  
[Signature] 1/30/99  
NOTARY PUBLIC COMMISSION EXPIRATION

**NOTARY STATEMENT**  
STATE OF VIRGINIA, COMMONWEALTH AT LARGE  
I, Daniel J. DeWitt III, 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 2 DAY OF JANUARY, 1997.  
[Signature] 1/30/99  
NOTARY PUBLIC COMMISSION EXPIRATION

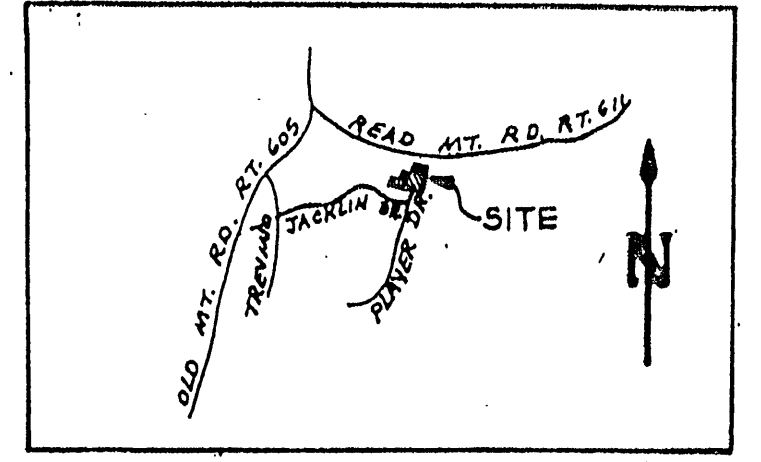
APPROVED:  
[Signature] 1/2/97  
ENGINEER, CITY OF ROANOKE  
[Signature] 1/2/97  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED, ADMITTED TO RECORD AT 3:30 O'CLOCK P.M. ON THIS 14 DAY OF JANUARY, 1997, IN MAP BOOK 1 PAGE 1609.  
BY: [Signature] CLERK  
[Signature] 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



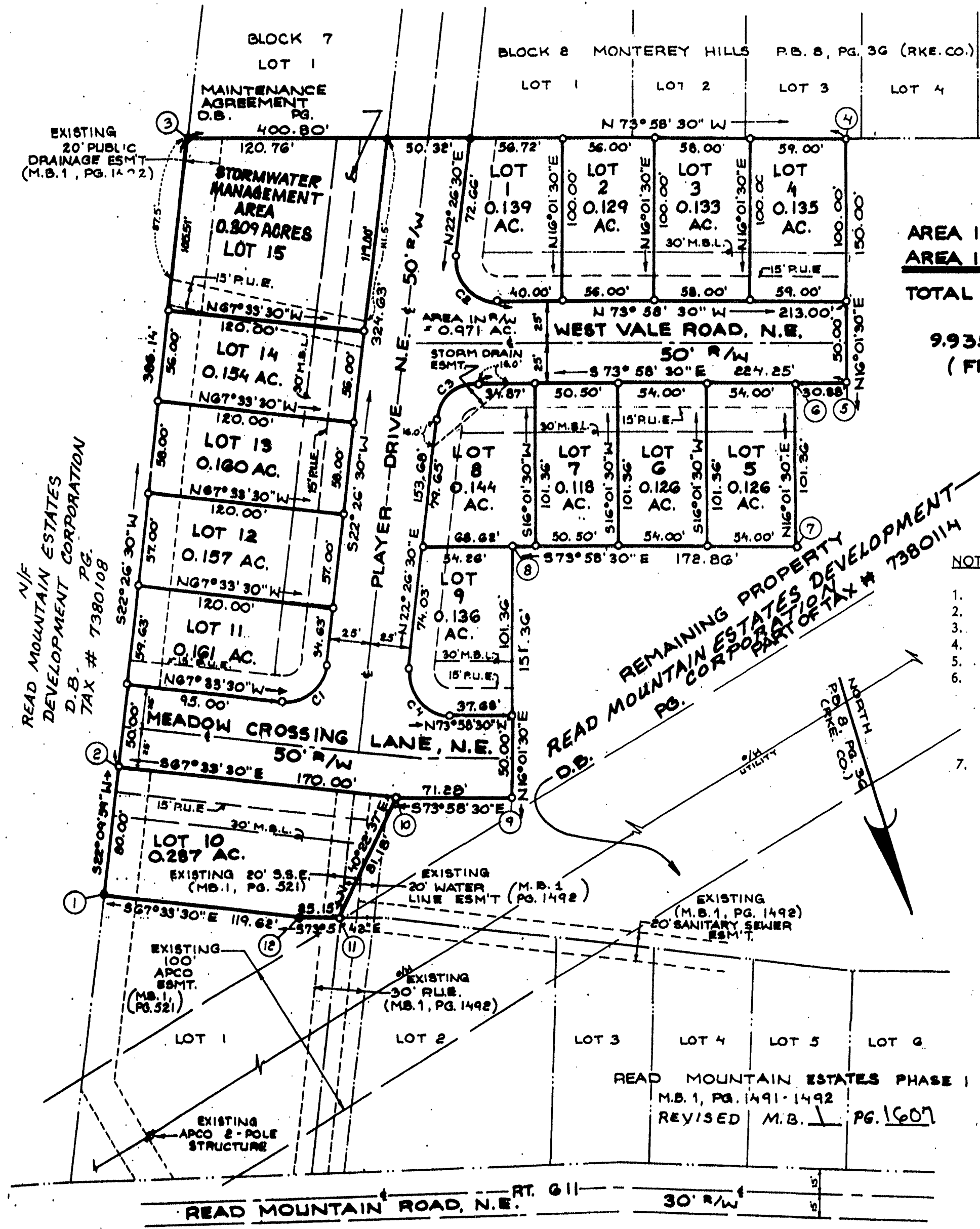
THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



VICINITY MAP

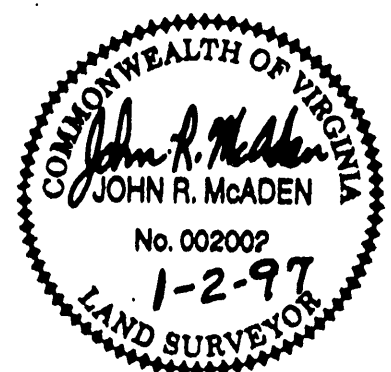
COORDINATE LIST		
CORNER	NORTHING	EASTING
1	6456.9117	10405.5138
2	6382.8235	10375.3295
3	6025.9303	10227.9248
4	6136.5723	9842.7046
5	6280.7435	9884.1131
6	6272.2199	9913.7895
7	6369.6393	9941.7701
8	6321.9201	10107.9130
9	6467.3964	10149.6964
10	6447.7198	10218.2037
11	6509.5654	10270.7956
12	6502.5742	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:
- OWNER OF RECORD: READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION
  - LEGAL REFERENCE: DEED BOOK 1782, PAGE 77, 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').
  - THE PURPOSE OF THIS PLAT IS TO REFLECT CHANGES IN THE OWNERSHIP AND LEGAL REFERENCE OF THIS PROPERTY AS SHOWN ON THAT DEED OF CORRECTION DATED AND RECORDED IN DEED BOOK 1782, PAGE 77. THIS PLAT SUPERCEDES THE RECORDED IN MAP BOOK 1, PAGE 1358.

PLAT OF SURVEY  
SHOWING THE REVISED SUBDIVISION OF PROPERTY OWNED BY READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION RECORDED IN DEED BOOK 1782, PAGE 77. THIS PLAT SUPERCEDES THE ORIGINAL PLAT OF PHASE II READ MOUNTAIN ESTATES RECORDED IN MAP BOOK 1, PAGE 1558 AND IS FOR THE SOLE PURPOSE OF REVISING THE OWNER OF RECORD AND LEGAL REFERENCE FOR THE PROPERTY 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  
JANUARY 2, 1997  
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.  
[Signature]  
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.

