BEEN

THIS ORIGINAL PLAT HAS NOT

REDUCED

180

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 747 PAGE /244 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 15.1-465 OF THE CODE OF VIRGINIA (1960) 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

MARC JOMES SMALL, TRUSTEE

NOTARY STATEMENT

STATE OF VIRGINIA, COMMONWEALTH AT LARGE

A NOTARY PUBLIC IN AND FOR THE AFORESAID WHOSE NAME IS STATE, DO HEREBY CERTIFY THAT _______ R. PARSELL WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT SAME ON THIS _ DAY OF JANKS Y

NOTARY STATEMENT

STATE OF VIRGINIA, COMMONWEALTH AT LARGE

J. DeWitt En A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT MARK JAMES SWELL WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT SAME ON THIS ______ DAY OF JAMES

APPROVED: engineer, city of Monnoke CITY OF ROAMORE PLANMING COMMISSION

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROAMOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3.30 O'CLOCK .X. ON THIS DAY OF SANGEY, 1997, IN HAP > PAGE \GO

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

50.' 32',

BLOCK 7

LOT I

400.80

MAINTENANCE

120.76

STORMWATER

MANAGEMENT

0.809 ACRES

AREA

LOT 15

N67°33'30"W-

LOT

0.154 AC

NG7-33'30"W-

120.00

LOT 13

0.160 AC.

H67° 38'30"W

120.00 LOT 12

10.157 AC.

NG7033'30"W

LOT II

N67- 83'30"W-

MEADOW CROSSING

EXISTING 20' 5.8.E (MB.I., PG. 521)

-567°33'30"E 119.62'-43795142"E

50' A/W

95.00

-867°33'30"E

LOT 10 0.287 AC.

EXISTING-

LOT

EXISTING

STRUCTURE

APCO 2 - POLE

(MB. 1, PG. 521)

AGREEMENT O.B. PG.

EXISTING

DRAINAGE ESM'T

0.8 74X

(M.B.1 , PG. 14 72)

20' PUBLIC

BEARING	
7°26'30" W	
5°46'00" W 4°14'00" E	
7 17 W	

MONTEREY HILLS

N 73°58' 30" W

N 73° 58' 30" W

54.00

15'RU.E.-

LOT

0.126

AC.

REMAINING

-\$ 73* 58' 30" E

WEST VALE ROAD, N.E.

LOT

Q 0.129

50.50

0.118

AC.

573°58'30" E

LOT 3

AC.

LOT 2

56,00

LOT

0.133

30' M.B.L

AC.

58.00

50' R/W

172.86

EXISTING

LOT 4

30' R/W

(M.B.1, PG. 1492) FEO'SANITARY SEWER

M.B. 1, PG. 1491-1492

REYISED | M.B.

LOT 5

MOUNTAIN ESTATES PHASE I

LOT G

PG. 1607

LOT

LOT

0.139

- 0.971 AC.

STORM DRAIN ESMT-,... 14.0"

LOT

0.144

AC.

68.62

54. ZG'

0.136

AC.

-N73°58'30"N

LANE, N.E.

71.28 573°58'30"E

EXISTING

EXISTING -30' RUE. (MB.1, PG. 1492)

LOT 2

20' WATER (M. B. 1 LINE ESM'T (PG. 1492

30'M.B.L.7 10

15' P.U. E.)

37.66

40.00

LEGEND O IRON PIN SET • IRON PIN FOUND

P.B. S. PG. 3G (RKE.CO.

LOT 4

LOT 3

59.00'

LOT

0.135

AC.

CIS' P.U.E 59. 00'

- 213.00!

224,25

54.00'

LOT

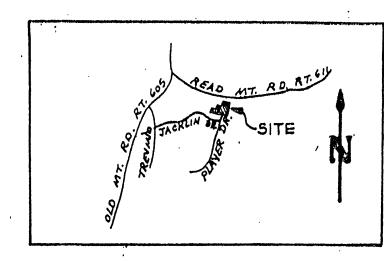
0.126

AC.

54.00

SCALE : 1" = 60"

120'



VICINITY MAP

AREA IN LOTS: 2.414 ACRES AREA IN AM : 0,971 ACRE TOTAL AREA: 3.385 ACRES

LOT 5

9.935 ACRES REMAINING (FROM RECORDS)

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

OWNER OF RECORD: READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION DEED BOOK PARCEL III
PORTION CONTINUE PO LEGAL REFERENCE: TAX MAP NUMBER: 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 LEGA REFERENCE OF THIS PROPERTY AS SHOWN ON THAT DEED OF CORRECTION DATED AND RECORDED IN DEED BOOK PAGE TO THIS PLAT SUPERCEDES THE RECORDED IN MAP BOOK 1, PAGE 1558.

> PLAT OF SURVEY. SHOWING THE REVISED SUBDIVISION OF PROPERTY OWNED BY READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION RECORDED IN DEED BOOK 722 PAGE 77. THIS PLAT SUPERCEDES THE ORIGINAL PLAT OF PHASE II READ MOUNTAIN ESTATES RECORDED IN MAP BOOK 1.

REVISING THE OWNER OF RECORD AND LEGAL REFERENCE FOR THE PROPERTY TO BE KNOWN AS

PAGE 1558 AND IS FOR THE SOLE PURPOSE OF

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

Mr. K. Thaken JOHN R. MCADEN 5 No. 002002

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

002002

JOHN R. MOADEN, L.S.

MOUNTAIN ROAD, N.E

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. SEE COMMUNITY PANEL No. 51161GOOR8D - EFFECTIVE OCT. 15, 1993.



BALSER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROAMOKE, VIRGINIA 24018