

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT JOHN McINTOSH IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY RICHARD C. MOORE AND SHARON D. MOORE BY DEED DATED DECEMBER 27, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1729, PAGE 210.
THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE.
THE SAID OWNER BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE, VIRGINIA IN FEE SIMPLE ALL THE LAND SHOWN HEREON FOR ROAD WIDENING PURPOSES.
WITNESS THE SIGNATURE OF SAID OWNER.

John McIntosh JUNE 4, 1997
JOHN McINTOSH, OWNER DATE
D.B. 1729, PG. 210

STATE OF VIRGINIA
COUNTY OF ROANOKE TO WIT:
MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN McINTOSH, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 4TH DAY OF JUNE, 1997.
MY COMMISSION EXPIRES: JUNE 30, 1999
Margaret S. Conner
NOTARY PUBLIC

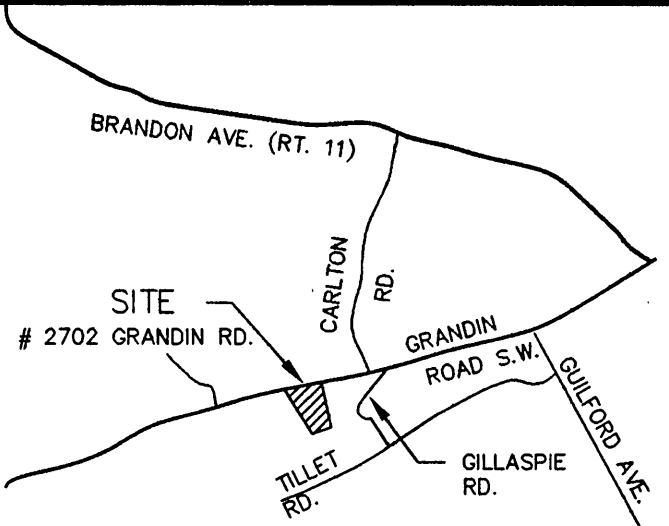
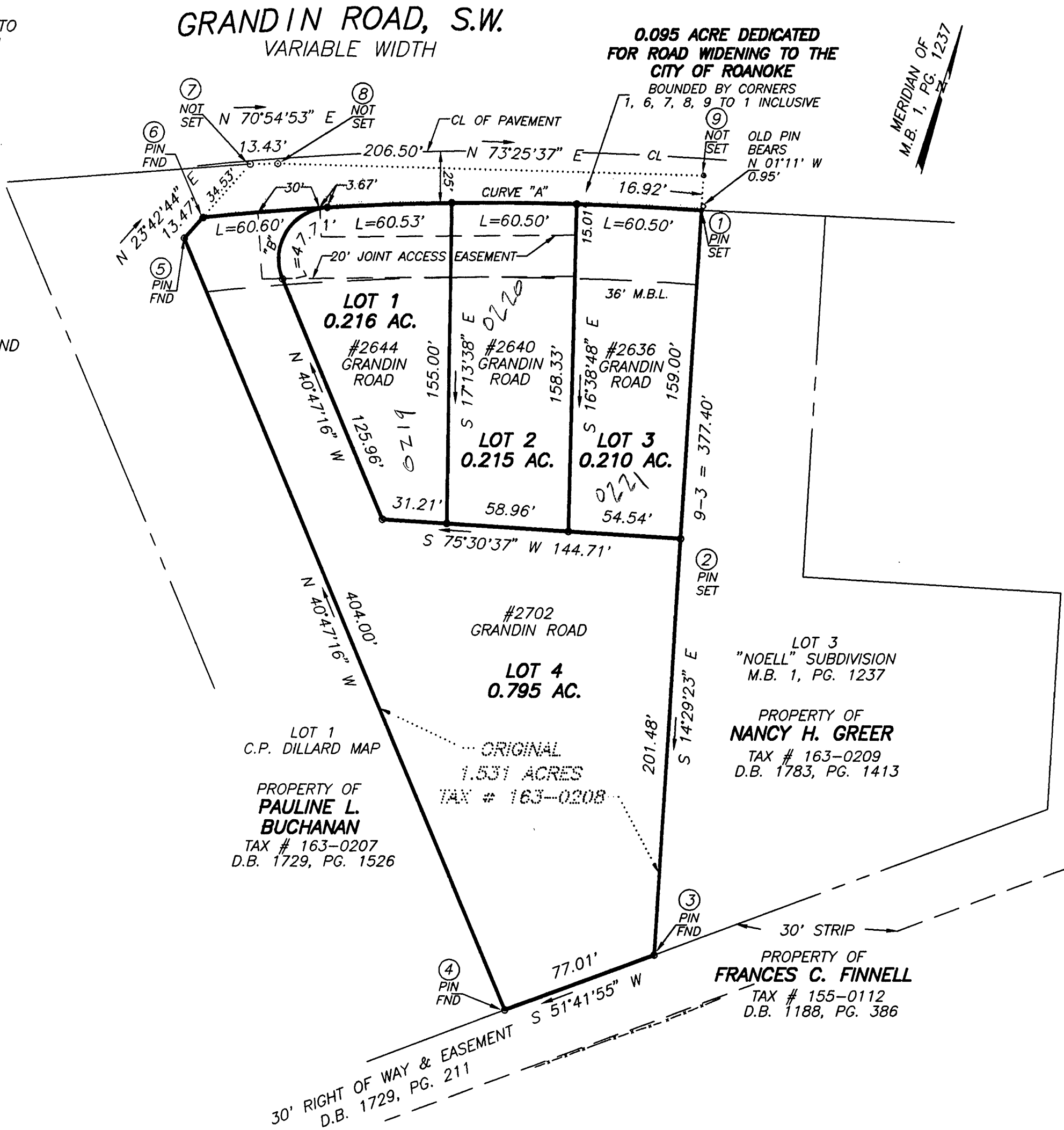
GENERAL NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0044 D. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PURPOSE OF JOINT ACCESS EASEMENT AS SHOWN HEREON IS TO PROVIDE DRIVEWAY ACCESS TO GRANDIN ROAD FOR LOTS 1, 2 & 3.

REFERENCE MAPS:
1. PLAT SHOWING SURVEY FOR C. P. DILLARD BY C. B. MALCOLM, S.C.E. DATED MAY 18, 1937 AND RECORDED IN D.B. 246, PG. 9.
2. MAP OF WEAVER HEIGHTS CORP., BY W. LOFTON SMITH, S.C.E. DATED APRIL 24, 1922 AND RECORDED IN P.B. 1, PG. 274 (ROANOKE CO.)
3. WINFRED D. NOELL, ET AL SUBDIVISION, BY LUMSDEN ASSOCIATES, P.C. DATED 26 JULY 1993 AND RECORDED IN M.B. 1, PG. 1237.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED, ADMITTED TO RECORD AT 2:00 O'CLOCK P.M. ON THIS 12th DAY OF JUNE, 1997.
TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Lina Testerman
DEPUTY CLERK
CLOSED BY LRD

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

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
TOTAL	A	1400.26'	242.14'	121.37'	241.84'	N 71°03'10" E	09°54'28"
1	A	1400.26'	60.53'	30.27'	60.53'	N 69°49'01" E	02°28'36"
2	A	1400.26'	60.50'	30.26'	60.50'	N 72°17'36" E	02°28'33"
3	A	1400.26'	60.50'	30.26'	60.50'	N 74°46'08" E	02°28'33"
4	A	1400.26'	60.60'	30.31'	60.60'	N 67°20'20" E	02°28'46"
1	B	25.00'	47.71'	35.27'	40.79'	N 13°52'53" E	109°20'17"



LOCATION MAP
NO SCALE

COORDINATES

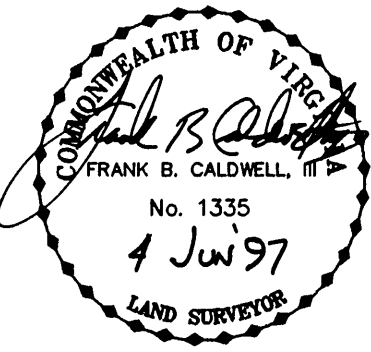
CORNER	NORTHING	EASTING
1	4000.00	4000.00
2	3846.06	4039.78
3	3650.99	4090.19
4	3603.26	40.2976
5	3909.14	3765.85
6	3921.48	3771.26
7	3953.09	3785.15
8	3957.48	3797.85
9	4016.38	3995.77
1	4000.00	4000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.
BOUNDARY CONTAINS 1.531 ACRE

LEGEND
M.B.L.=MINIMUM BUILDING LINE
-X- = EXISTING FENCE
CL = CENTERLINE

APPROVED: John Thomas Russell 6/9/97
AGENT - CITY OF ROANOKE
PLANNING COMMISSION
Charles M. Huffnir 6-5-97
CITY ENGINEER - CITY OF ROANOKE

THIS SUBDIVISION IS BASED ON A CURRENT FIELD SURVEY.
JOHN McINTOSH IS THE OWNER OF RECORD, SEE D.B. 1729, PG. 210.



SUBDIVISION FOR
JOHN McINTOSH
SHOWING THE SUBDIVISION OF A 1.531 ACRE TRACT CREATING HEREON LOT 1 (0.216 ACRE), LOT 2 (0.215 ACRE), LOT 3 (0.210 ACRE), LOT 4 (0.795 ACRE) AND 0.095 ACRE DEDICATED FOR ROAD WIDENING
SITUATE ON GRANDIN ROAD, S.W. ROANOKE, VIRGINIA
TAX # 163-0208
CALC: DAP
DRAWN: LRD/151
N.B. WW-136
SCALE: 1" = 50'
DATE: MAY 22, 1997
W.O. 97-0099

TPP&S T. P. PARKER & SON
818 Boulevard
Post Office Box 39
Salem, Virginia 24153