M.B. 1 PG. 166

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 13 TO 1 INCLUSIVE AND CORNERS 8 THRU 17 TO 8 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 1782, PAGE 77.

SAID PARCEL S ARE 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 RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

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.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.1-465 THRU 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

BY: _____ ITS PRESIDENT
TERRY E. PARSELL

_____
MARC JAMES SMALL, TRUSTEE

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 19____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

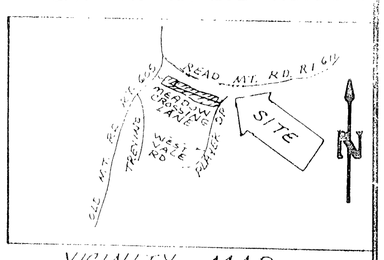
I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 19____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

NOTES:

1. OWNER OF RECORD: READ MOUNTAIN DEVELOPMENT CORP.
2. LEGAL REFERENCE: DEED BOOK 1782, PAGE 77
3. TAX MAP NUMBER: PORTION OF 7330114
4. NO TITLE REPORT FURNISHED
5. CURRENTLY ZONED RS-3
6. SETBACKS: 30' M.B.L.
   25' R.Y.S. (REAR YARD SETBACK)
   20% OF FRONTAGE OF 10' SIDE YARD (4' MINIMUM)



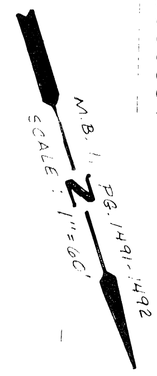
VICINITY MAP

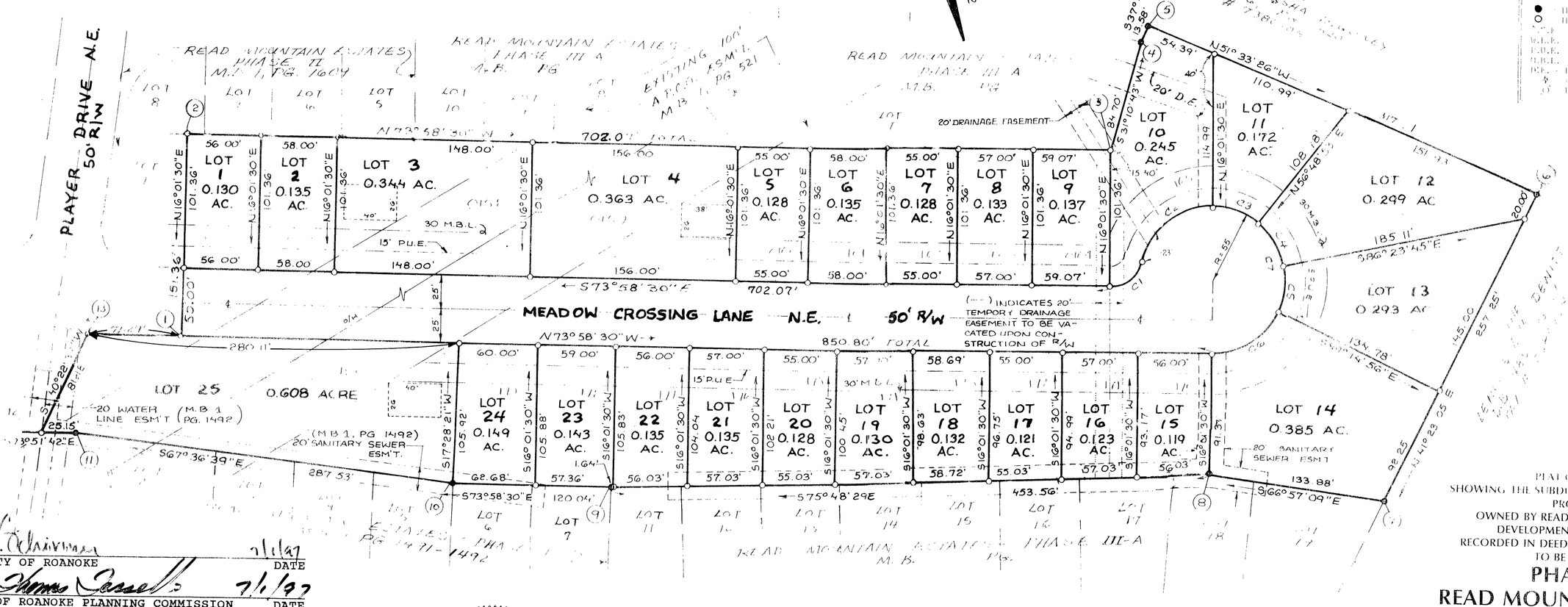
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	75°30'18"	25.00	32.95	19.36	30.61	N 68°15'49" E
C2	75°31'16"	55.00	72.50	42.60	67.36	N 68°15'50" E
C3	34°54'33"	55.00	33.51	17.29	33.00	S 56°53'11" E
C4	42°48'36"	55.00	41.10	21.56	40.1[illegible]	[illegible]
C5	37°08'49"	55.00	35.66	18.48	35.0[illegible]	[illegible]
C6	65°16'57"	55.00	62.67	35.23	59.33	[illegible]
C7	255°31'45"	55.00	245.29	71.00	86.96	N 21°44'00" W

COORDINATE LIST

CORNER	NORTHING	EASTING
1	6467.39543	10149.6969
2	6321.92005	10107.9129
3	6515.73038	9433.1282
4	6443.26465	9389.2784
5	6432.53148	9380.9588
6	6529.81349	9132.4323
7	6522.82492	9302.5033
8	6770.41169	9425.6971
9	6659.21189	9865.4143
10	6626.07404	9980.7897
11	6516.55514	10246.6451
12	6509.56451	10270.8041
13	6447.72166	10218.2146
1	6467.39543	10149.6969





APPROVED:

_____ 7/1/97
ENGINEER, CITY OF ROANOKE DATE

_____ 7/1/97
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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 THERETO ANNEXED, ADMITTED TO RECORD AT 1:15 O'CLOCK P.M. ON THIS 2nd DAY OF July, 1997, IN MAP BOOK 1, PAGE 166.

BY: _____
CLERK

_____
DEPUTY CLERK

COMMONWEALTH OF VIRGINIA
JOHN R. McADEN
No. 002002
5-1-97
LAND SURVEYOR

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

_____ 002002
JOHN R. McADEN

0 60 120 180
SCALE: 1" = 60'

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF A PORTION OF PROPERTY
OWNED BY READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION
RECORDED IN DEED BOOK 1747, PAGE 1240
TO BE KNOW AS

PHASE IV
READ MOUNTAIN ESTATES

CREATING HEREON LOTS 1 THRU 25
SAID SUBDIVISION CONTAINS 6.017 ACRES TOTAL
(4.950 ACRES IN LOTS AND 1.067 ACRES IN R/W DEDICATION)
SITUATED ON READ MOUNTAIN ROAD, N.E.
CITY OF ROANOKE, VIRGINIA

MAY 29, 1997
JOB NUMBER 94022

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

1678