

C:\DWGS\97X00\97032\BNDRY

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JAMES R. AND AUGUSTINE D. SMITH ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 7 TO 1, INCLUSIVE, AND IS A PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1753, PAGE 612.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE AREAS ON THIS 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 THE DESIRE OF THE UNDERSIGNED OWNERS AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

APPROVED:

*Philip C. Schirmer*  
CITY ENGINEER, CITY OF ROANOKE

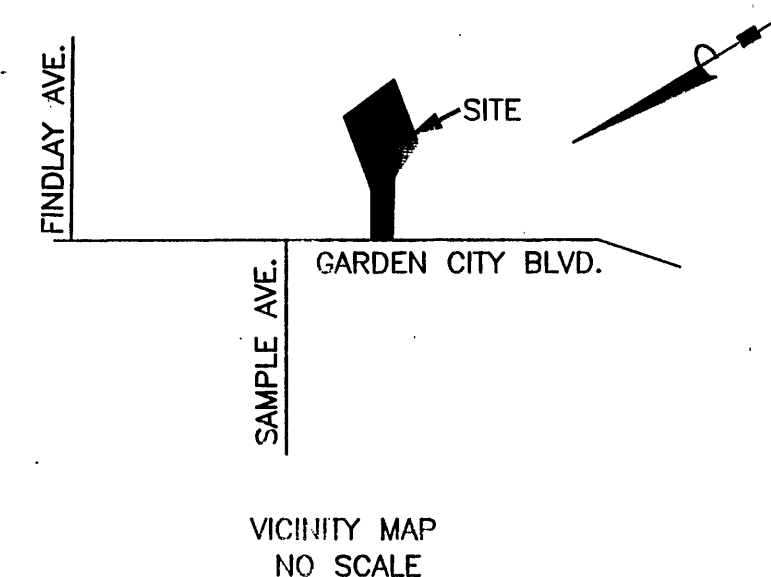
6/9/97  
DATE

*John Thomas Casselle*  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

6/9/97  
DATE

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

| LEGEND |                  |
|--------|------------------|
| ●      | 1/2" REBAR FOUND |
| ○      | 1/2" REBAR SET   |
| □      | DEED CORNER      |
| ○      | POWER POLE       |
| —      | DEED LINES       |



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 31°22'36" E | 50.02'   |
| L2         | N 33°14'24" W | 61.07'   |

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 2:02 O'CLOCK P.M. ON THIS THE 11th DAY OF July, 1997, IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

BY: ARTHUR B. CRUSH, III, CLERK  
CLERK  
*Kathy Child*  
DEPUTY CLERK

*James R. Smith*  
JAMES R. SMITH: OWNER

*Augustine D. Smith*  
AUGUSTINE D. SMITH: OWNER

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, BRENDA M. HOLMES, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES R. SMITH AND AUGUSTINE D. SMITH, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6TH DAY OF JUNE, 19 97.

*Brenda M. Holmes*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/98

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, BRENDA M. HOLMES, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT AUGUSTINE D. SMITH, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6TH DAY OF JUNE, 19 97.

*Brenda M. Holmes*  
NOTARY PUBLIC

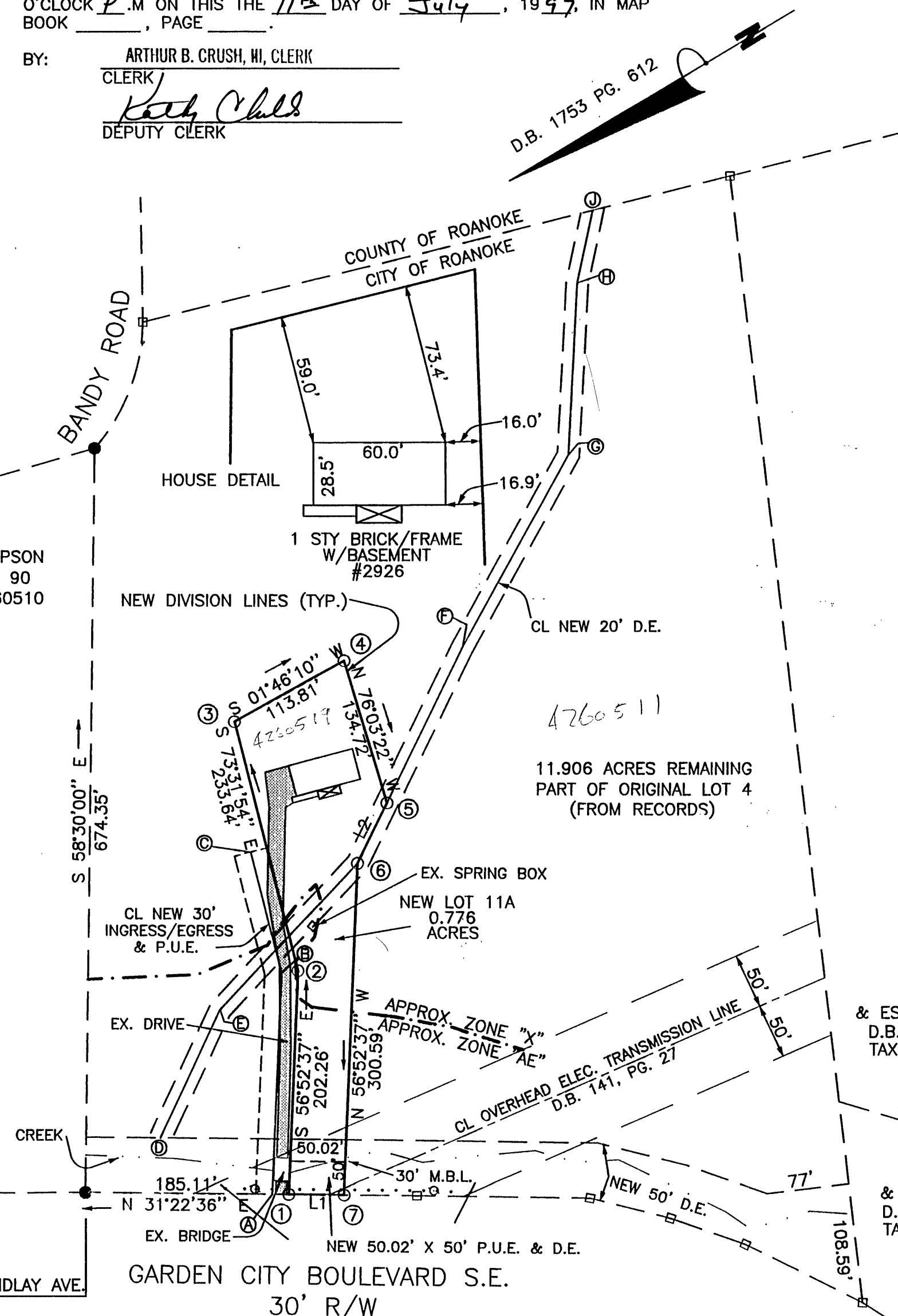
MY COMMISSION EXPIRES 9/30/98

| BOUNDARY COORDINATES<br>ASSUMED ORIGIN |           |            |
|--|-----------|------------|
| CORNER                                 | NORTHING  | EASTING    |
| 1                                      | 4818.5822 | 9932.9838  |
| 2                                      | 4708.0597 | 10102.3754 |
| 3                                      | 4641.8276 | 10326.4263 |
| 4                                      | 4528.0764 | 10322.9123 |
| 5                                      | 4560.5404 | 10192.1596 |
| 6                                      | 4611.6185 | 10158.6839 |
| 7                                      | 4775.8742 | 9906.9386  |
| 1                                      | 4818.5822 | 9932.9838  |

| CL NEW 30' INGRESS/EGRESS<br>& PUBLIC UTILITY EASEMENT |               |          |
|--|---------------|----------|
| LINE   | BEARING       | DISTANCE |
| A-B  | S 56°52'37" E | 200.52'  |
| B-C  | S 73°31'54" E | 112.80'  |

| CL NEW 20' DRAINAGE EASEMENT |               |          |
|------------------------------|---------------|----------|
| LINE                         | BEARING       | DISTANCE |
| D-E                          | S 34°06'49" E | 127.61'  |
| E-F                          | S 16°03'31" E | 182.40'  |
| F-G                          | S 33°14'24" E | 218.15'  |
| G-H                          | S 30°15'17" E | 198.56'  |
| H-I                          | S 56°13'34" E | 157.56'  |
| I-J                          | S 47°19'04" E | 67.56'   |

N/F  
LARRY B. THOMPSON  
D.B. 803 PG. 90  
TAX MAP# 4260510



NOTES:

- OWNERS OF RECORD: JAMES R. & AUGUSTINE D. SMITH
- LEGAL REFERENCE: DEED BOOK 1753, PAGE 612
- TAX MAP NUMBER: 4260511
- CURRENT ZONING: RM1
- HOUSE IS SERVED BY UNDERGROUND UTILITIES.
- NO TITLE REPORT FURNISHED, THEREFORE, ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN. PROPERTY SUBJECT TO RESERVATIONS, EXCEPTIONS, RIGHTS OF WAY, AND EASEMENTS THAT MAY OR MAY NOT APPEAR OF RECORD.
- A PORTION OF THE PROPERTY LIES IN F.E.M.A. DEFINED FLOOD HAZARD ZONE AE, AND A PORTION LIES IN F.E.M.A. DEFINED ZONE X. SEE MAP# 51161C0048D, EFFECTIVE DATE, OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

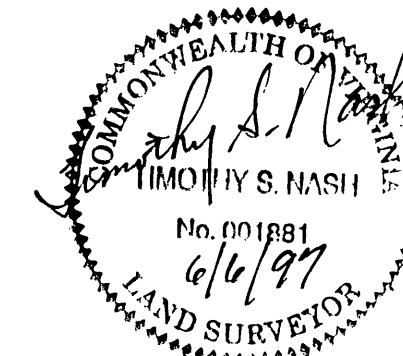
SUBDIVISION PLAT  
FOR  
JAMES R. & AUGUSTINE D. SMITH

SHOWING THE RE-SUBDIVISION  
OF THE MAJOR PORTION OF LOT 4  
SURVEY FOR JAMES A. BEAR  
ESTATE OF JOHN GARNAND, SR.

CREATING HEREON  
"NEW LOT 11A" (0.776 AC.)  
SITUATED ALONG GARDEN CITY BOULEVARD S.E.  
CITY OF ROANOKE, VIRGINIA  
APRIL 27, 1997  
PROJECT# 97032

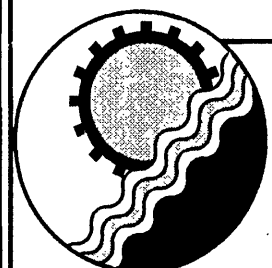
N/F  
MODA R.  
& ESTELLE D. COFFEY  
D.B. 1093 PG. 160  
TAX MAP# 4260513

N/F  
THOMAS P.  
& KAREN M. JONES  
D.B. 1531 PG. 547  
TAX MAP# 4260512



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A  
CURRENT FIELD SURVEY.

*Timothy S. Nash*  
TIMOTHY S. NASH L.S.# 1881 DATE 6-9-97



ENGINEERING CONCEPTS, INC.

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FINCASTLE, VIRGINIA 24090  
540.473.1253 FAX: 540.473.1254

4656 BRAMBLETON AVENUE, SW  
ROANOKE, VIRGINIA 24018  
540.776.5715 FAX: 540.776.8543

|          |         |                 |   |     |     |     |                |
|----------|---------|-----------------|---|-----|-----|-----|----------------|
| Drawn    | SUB     | 100             | 0 | 100 | 200 | 300 | 1"=100'        |
| Designed | JDE     |                 |   |     |     |     | 4-27-97        |
| Checked  | SUB/TSN |                 |   |     |     |     | PROJECT: 97032 |
| Approved | TSN     | Scale 1" = 100' |   |     |     |     | 1 of 1         |