THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED. M.B. 1 , PG. 1714

MERIDIAN OF USPCS SOUTH ZONE NAD83

CENTERLINE OF NEW 15' DRAINAGE EASEMENTS

LINE	DIRECTION	DISTANCE
A–B	N 53°11'22" W	114.15'
*B–C	N 54°24'17" W	49.99'
C–D	N 55°18'54" W	33.95'

* = TIE LINE ONLY

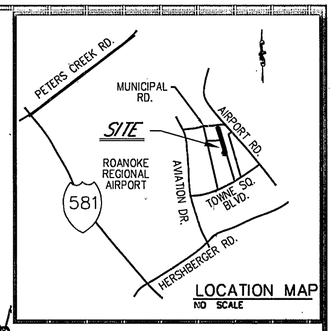
BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
1	3644899.61474	11056824.65092
2	3644898.31363	11057229.45249
3	3643653.18095	11057537.44809
4	3643661.36494	11057033.43895
1	3644899.61474	11056824.65092

TOTAL AREA = 12.925 AC.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C–1	53.00'	234.60'	70.82'	84.87'	N 67°05'06" W	253°37'02"
C–2	25.00'	32.12'	18.71'	29.96'	N 22°54'54" E	73°37'02"
C–3	25.00'	33.13'	19.50'	30.76'	N 51°51'17" W	75°55'19"



LOCATION MAP
NO SCALE

TAX #6640106
PROPERTY OF
GEOFFREY M. OTTAWAY
PARCEL "A"
DB. 1676, PG 1465

TAX #6640120
PROPERTY OF
GEOFFREY M. OTTAWAY
PARCEL "B"
DB. 1676 PG. 1465

EXISTING BUILDING

SIGNS

EX. 6.5' A.P.CO. ESM'T. (D.B. 1438, PG. 682)

195.00' (VA. SEC. RTE. 118) AIRPORT RD.

SET I.P.

S 13°53'38" E 1282.66' (TOTAL)

777.46'

PRECISION CIRCLE, N.W.

N 13°53'38" W 685.36' (TOTAL) 50' R/W

367.49'

505.20'

EX. I.P.

PRIVATE SIGN EASEMENT SEE NOTE 7

227.23'

146.22'

311.91'

16.50'

7.5'

7.5'

C–2 A=2.47'

C–1

NEW 15' DRAINAGE EASEMENT

NEW 20' S.S.E.

S 76°06'22" W 23.27'

N 13°53'38" W 25.66'

M.B.L.

NEW DRAINAGE EASEMENT

NEW 15' DRAINAGE EASEMENT

MUNICIPAL ROAD, N.W. (R/W VARIES)

N 89°48'57" W 334.54'

S 89°48'57" E 404.80'

S 75°18'32" W 372.91'

312.03'

EXIST. METAL BLDG.

NEW PARCEL A 1.995 AC.

NEW PARCEL B 1.034 AC.

S 89°48'57" E 323.22'

EXIST. BRICK BLDG. #1302

6640123

6640124

ORIGINAL TAX #6640105
PROPERTY OF
THE CITY OF ROANOKE
D.B. 361, PG. 166

NEW PARCEL C 8.756 AC.

6640105

TAX #6640116
PROPERTY OF
ROANOKE VALLEY ASSOCIATES, LLC
DB. 1728 PG . 1411

N 89°04'11" W 504.08'

EXIST. 20' P.U.E.

FRAME BLDG.

21.06'

10.15'

242.83'

S 89°48'57" E 60.88'

N 09°34'15" W 143.91'

EXIST. 20' INGRESS/EGRESS EASEMENT (M.B. 1, PG. 1153)

N 09°34'15" W 1255.73'

1002.75'

100'

SET I.P.

EX. 12' A.P.CO. ESM'T. (D.B. 1036, PG. 777)

TAX #6640103
LOT 1 (M.B. 1, PG. 1153)
PROPERTY OF A & M ENTERPRISES, LLC
DB. 1772, PG 341

TAX #6640122
LOT 2 (M.B. 1, PG. 1153)
PROPERTY OF CARLOS HART
DB. 1681 PG. 864

TAX #6640102
PARCEL 1A1 (M.B. 1, PG. 897)
PROPERTY OF CALVIN POWERS
DB. 1551 PG. 1366

LEGEND

AC.	ACRE(S)
D.B.	DEED BOOK
PG.	PAGE
EX.	EXISTING
I.P.	IRON PIN
M.B.	MAP BOOK
M.B.L.	MINIMUM BUILD LINE
R/W	RIGHT–OF–WAY
	WATER VALVE
	A.P.CO. POLE
	FIRE HYDRANT
—W—	WATER LINE
—UT—	UNDERGROUND TELEPHONE LINE
—G—	GAS LINE
—OET—	OVERHEAD ELECTRIC & TELEPHONE
—S—	SANITARY SEWER LINE

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT THE CITY OF ROANOKE IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER FROM AURELIA P. BURCHETTE, D. L. BURCHETTE, KATHLEEN FEAGAN, A. C. FEAGAN AND EULA SPENCER BY DEED DATED 2 JUNE 1947 AND RECORDED IN THE CLERK'S OFFICE OF CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN DEED BOOK 361, PAGE 166.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, ALL THE LAND BOUNDED BY OUTSIDE CORNERS 1 TO 2 TO 2A THRU 2E TO 4A TO 1, INCLUSIVE, FOR ROAD WIDENING PURPOSES AND ALL THE EASEMENTS WITHIN AND WITHOUT THIS SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL OF THIS 11th DAY OF September, 1997.

BY: D. A. Bowers
DAVID A. BOWERS, MAYOR
CITY OF ROANOKE

Commonwealth
~~STATE~~ OF VIRGINIA
City OF Roanoke

I, Bonnie C. Senecal, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DAVID A. BOWERS, MAYOR, CITY OF ROANOKE, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON September 11, 1997.

MY COMMISSION EXPIRES 8/31/98

Bonnie C. Senecal
NOTARY PUBLIC

NOTES:
1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #510130, PANEL #0024, FLOOD ZONE "X", AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
5. 1.140 AC. BOUNDED BY OUTSIDE CORNERS 1 – 2, 2A – 2E, 4A TO 1, INCLUSIVE, IS HEREBY DEDICATED FOR RIGHT OF WAY PURPOSES.
6. THIS PLAT SUBDIVIDES TAX #6640105 TO CREATE NEW PARCELS A, B & C, AS SHOWN HEREON.
7. PRIVATE SIGN EASEMENT FOR THE BENEFIT OF PARCEL B.

APPROVED:

John Thomas Jamell 9/11/97
AGENT, ROANOKE CITY PLANNING COMMISSION — DATE

Philip C. Schirmer 9/11/97
CITY ENGINEER, ROANOKE, VIRGINIA — DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD SEPTEMBER 12, 1997, AT 9:20 O'CLOCK A M.

TESTEE: ARTHUR B. CRUSH, III, CLERK
Patty Humphreys
DEPUTY CLERK

I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

V. Kirk Lumsden
V. KIRK LUMSDEN, L.S. #1428B

7/3/97
DATE

COMMONWEALTH OF VIRGINIA
7/3/97
VINCENT K. LUMSDEN
V. Kirk Lumsden
No. 1428B
LAND SURVEYOR B

PLAT SHOWING
SUBDIVISION OF A
12.925 AC. TRACT (DB. 361 PG. 166)
PROPERTY OF
CITY OF ROANOKE
CREATING NEW
PARCEL A (1.995 AC.),
PARCEL B (1.034 AC.), &
PARCEL C (8.756 AC.)
PROPERTY OF
CITY OF ROANOKE
AND DEDICATING (1.140 AC.) TO THE CITY OF ROANOKE
FOR RIGHT–OF–WAY OF PRECISION CIRCLE AND MUNICIPAL RD.
ROANOKE, VA

SCALE: 1" = 80' DATE: 3 JULY 1997

LUMSDEN ASSOCIATES, P.C.
ENGINEERS – SURVEYORS – PLANNERS
ROANOKE, VIRGINIA

COMM. #97–107

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED. M.B. 1 , PG. 1714