

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

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DOUGLAS E. CATON IS THE FEE SIMPLE OWNER OF TWO PARCELS OF PROPERTY SHOWN HEREON CONTAINING 25.424 ACRES AND 3.281 ACRES, BOUNDED BY OUTSIDE CORNERS 1 THRU 24 TO 1, INCLUSIVE AS SHOWN ON SUBDIVISION PLAT PREPARED BY T.P. PARKER & SON DATED OCTOBER 19, 1989 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGES 909 AND 910, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY HICKORY WOODS-THREE, INC., A VIRGINIA CORPORATION BY DEED DATED AUGUST 1, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1770, PAGE 1171 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED AUGUST 12, 1996 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1770, PAGE 1151 TO JOSEPH M. COOCHMAN SOLE ACTING SUBSTITUTE TRUSTEE: SECURING A NOTE TO HICKORY WOODS-THREE, INC., BENEFICIARY.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND INTO TRACTS 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 VACATES THE OLD LOT LINE SHOWN DOTTED HEREON AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER AND TRUSTEE.

Douglas E. Caton 11/13/97  
DOUGLAS E. CATON, OWNER DATE  
D.B. 1770, PG. 1171

DEED OF TRUST  
D.B. 1770, PG. 1175

Joseph M. Coochman Sole Acting Substitute Trustee  
SOLE ACTING SUBSTITUTE TRUSTEE DATE November 14, 1997  
FOR THE HAROLD B. ALEXANDER AND ANN P. ALEXANDER TRUST  
SUCCESSOR AS NOTEHOLDER TO HICKORY WOODS-THREE, INC.

STATE OF VIRGINIA  
CITY OF CHARLOTTESVILLE  
TO WIT:

I, George B. McCallum III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DOUGLAS E. CATON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13th DAY OF November, 1997.

MY COMMISSION EXPIRES:

April 30, 1998

NOTARY PUBLIC

STATE OF VIRGINIA  
CITY OF CHARLOTTESVILLE  
TO WIT:

I, Era J. Beier, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Joseph M. Coochman, SOLE ACTING SUBSTITUTE TRUSTEE FOR THE HAROLD B. ALEXANDER AND ANN P. ALEXANDER TRUST, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 14th DAY OF November, 1997.

MY COMMISSION EXPIRES:

September 30, 2000

NOTARY PUBLIC

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 3:08 O'CLOCK P.M. ON THIS 17th DAY OF Nov, 1997.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Kathy Child  
DEPUTY CLERK

APPROVED:

John T. Parker 11-17-97  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION

L. Bane Cushman 11-17-97  
CITY ENGINEER - CITY OF DATE  
ROANOKE

## GENERAL NOTES:

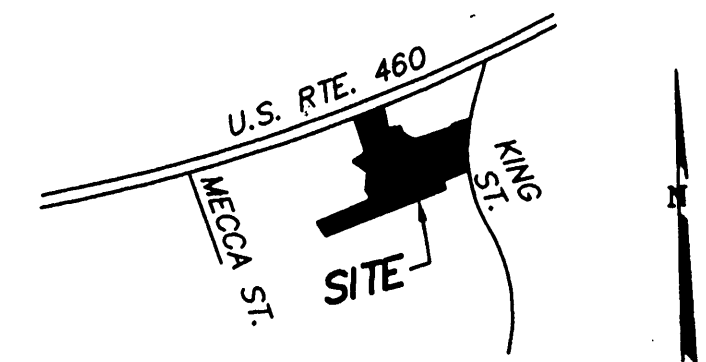
1. THIS PLAT IS BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OWNERS POLICY NO. SV2728818 DATED AUGUST 25, 1997.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0028 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON ELEVATIONS VERIFIED IN THE FIELD.
3. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AVAILABLE RECORDS AND AS LOCATED BY THE UNDERGROUND LOCATOR SERVICE AND SHOULD BE CONSIDERED APPROXIMATE.

## BOUNDARY NOTE:

THIS PLAT SUBDIVIDES EXISTING TAX PARCELS 709-0506, BEING AN ORIGINAL 3.281 ACRE TRACT AND TAX # 709-0501, BEING AN ORIGINAL 25.424 ACRE TRACT AND CREATES HEREON TRACT "A" 11.092 ACRES, TRACT "B" 6.466 ACRES, TRACT "C" 1.022 ACRE AND TRACT "D" 10.125 ACRES.

## EASEMENTS

- D.B. 529, PG. 247 EASEMENT TO APPALACHIAN ELECTRIC POWER CO. (7 FOOT STRIP ALONG SOUTHEAST BOUNDARY LINE OF TAX NO. 709-0501)
- D.B. 547, PG. 159 EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA (ONE POLE & TWO ANCHOR GUYS LOCATED ON PROPOSED EXTENSION OF JACK STREET).
- D.B. 771, PG. 434 EASEMENT TO APPALACHIAN ELECTRIC POWER CO. (ALONG U.S. ROUTE 460), (BLANKET EASEMENT - NO SPECIFIC LOCATION IN DEED)
- D.B. 1512, PG. 838 50 FOOT ACCESS EASEMENT GRANTED FIBERCOM, INC.
- D.B. 1514, PG. 1270 SINGLE FAMILY/TOWNHOUSE DWELLING RESTRICTION.
- D.B. 1618, PG. 381 TERMS AND CONDITION OF EASEMENT, ACCESS AND MAINTENANCE AGREEMENT.
- M.B. 1, PG. 641 30 FOOT PUBLIC WATER AND SANITARY SEWER EASEMENT.
- M.B. 1, PG. 909 PRIVATE 20 FOOT DRAINAGE EASEMENT, 30 FOOT PG. 910 SANITARY SEWER AND WATER LINE EASEMENT AND 0.85 ACRE PARCEL RESERVED FOR STORMWATER MANAGEMENT.
- UNRECORDED RIGHTS OF THE LAMAR CORPORATION UNDER UNRECORDED AGREEMENT WRITTEN LEASE AGREEMENT DATED FEB. 15, 1993, TO ERECT, MAINTAIN AND USE AN OUTDOOR ADVERTISING SIGN.



VICINITY MAP

## COORDINATES

CORNER	NORTHING	EASTING
1	5124.82	4917.64
2	5267.86	5074.24
3	5105.05	5233.90
4	5183.66	5344.16
5	5053.43	5718.60
6	5152.21	5903.91
7	5165.42	5896.82
8	5289.44	6129.50
9	5194.47	6147.20
10	4917.36	6270.74
11	4650.77	6475.24
12	4550.01	6341.25
13	4522.04	6362.29
14	4416.86	6222.42
15	4396.47	6168.76
16	3415.58	4695.10
17	3666.11	4625.58
18	4231.01	5474.87
19	4382.18	5374.32
20	4404.17	5264.97
21	4687.30	5364.15
22	4789.43	5130.50
23	4797.36	5149.12
24	4986.77	5067.98
1	5124.82	4917.64

THESE COORDINATES ARE BASED  
ON AN ASSUMED DATUM.

BOUNDARY CONTAINS 28.705 ACRES.

## SUBDIVISION FOR

**DOUGLAS E. CATON**

OF A 3.281 AC. TRACT AND A 25.424 AC. TRACT  
CREATING HEREON TRACT "A" (11.092 ACRES),  
TRACT "B" (6.466 ACRES), TRACT "C" (1.022 ACRES)  
AND TRACT "D" (10.125 ACRES)

SITUATE ON U. S. ROUTE 460 AND KING STREET, N.E.  
CITY OF ROANOKE, VIRGINIA

TAX # 7090501  
7090506  
DRAWN: LRD/169  
CALC: JVJ/LRD

SCALE: 1" = 100'  
DATE: OCTOBER 29, 1997  
W.O. 97-1338  
N.B. G.C.S.  
REV: NOVEMBER 12, 1997

**TPP&S** T. P. PARKER & SON  
ENGINEERS 816 Boulevard  
SURVEYORS Post Office Box 39  
PLANNERS Salem, Virginia 24153

THIS SUBDIVISION IS BASED ON  
A CURRENT FIELD SURVEY.  
DOUGLAS E. CATON IS THE OWNER  
OF RECORD, SEE D.B. 1770, PG. 1171

