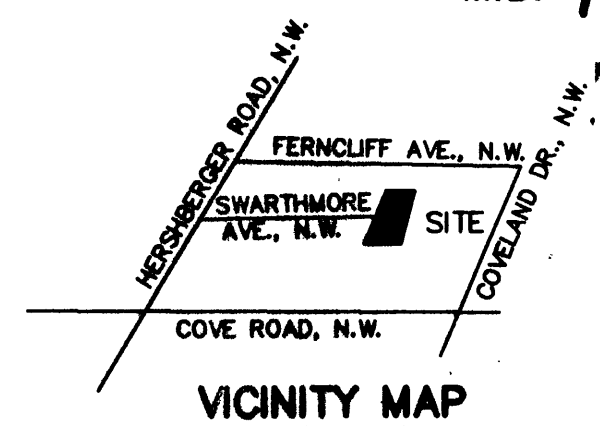


MERIDIAN OF M.B. 1, PG. 1597



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT IVAN M. BREWER IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 16, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1780, PAGE 1349.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA, SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS.

ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

OWNER
D.B. 1780, PG. 1349

Ivan M. Brewer 1-8-98
IVAN M. BREWER DATE

STATE OF VIRGINIA
OF _____

TO WIT:

I, John T. Parker Sr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, IVAN M. BREWER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF January, 1998.

MY COMMISSION EXPIRES:
OCT 31, 2003

John T. Parker Sr.
NOTARY PUBLIC

APPROVED:

John T. Parker Sr. 1/13/98
AGENT - CITY OF ROANOKE
PLANNING COMMISSION
Charles M. Huffine 1/13/98
CITY ENGINEER
CITY OF ROANOKE, VIRGINIA

SUBDIVISION OF SWARTHMORE PLACE SECTION 4

PROPERTY OF
IVAN M. BREWER

BEING A RESUBDIVISION OF LOT "C", ZIMMERMAN
SUBDIVISION, M.B. 1, PG. 1597

ROANOKE, VIRGINIA

T. P. PARKER & SON

ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 2480166

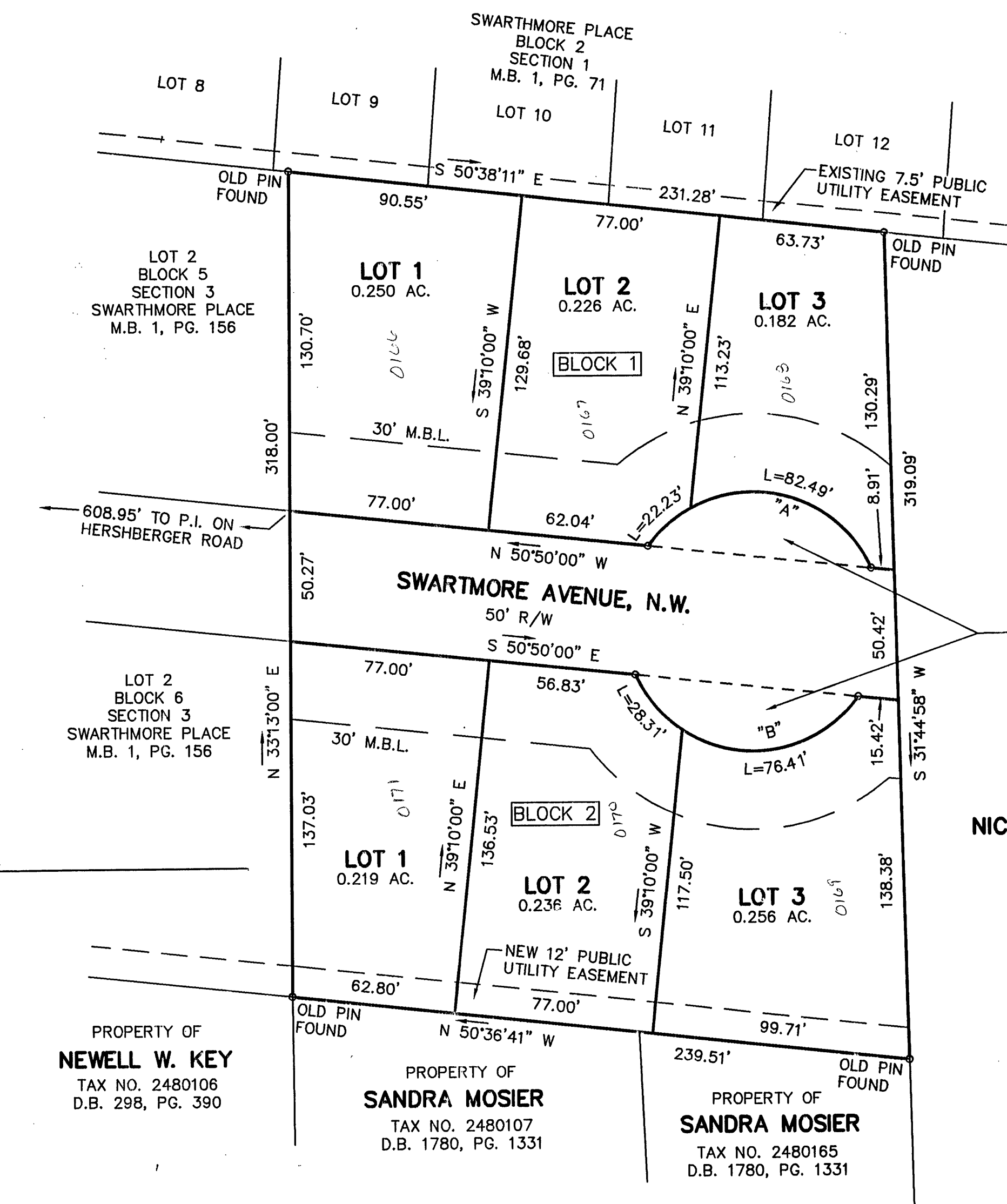
DRAWN: DAP

CALC.: DAP

SCALE: 1" = 40'

SEPTEMBER 29, 1997

W.O.: 97-1039



BOUNDARY COORDINATES

1	5000.00	5000.00
2	5266.04	5174.20
3	5119.35	5353.01
4	4848.01	5185.11
1	5000.00	5000.00

BOUNDARY COORDINATES SHOWN
HEREON ARE BASED ON AN
ASSUMED DATUM

SEGMENTS OF TEMPORARY
CUL-DE-SAC TO REVERT
TO ADJOINING OWNERS WHEN
SWARTHMORE STREET, N.W.
IS EXTENDED
EACH SEGMENT CONTAINING
0.035 AC.

PROPERTY OF

NICHOLAS J. NACKLEY, ET UX

TAX NO. 2480108
D.B. 1617, PG. 1100

NOTES:

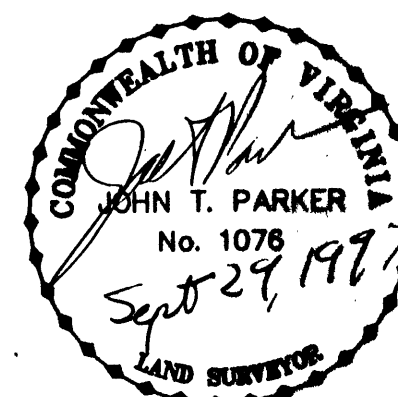
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL No. 51161C0024D, DATED OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- SEE SUBDIVISION PLAT FOR ROBERT EDWIN AND LYNN F. ZIMMERMAN BY JACK G. BESS, L.S. DATED OCTOBER 31, 1996 RECORDED IN M.B. 1, PG. 1597.
- TOTAL BOUNDARY, BOUNDED BY CORNERS 1 THRU 4 TO 1, CONTAINS 1.709 AC.

LOT	BLOCK	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2	1	"A"	50.00'	22.23'	11.30'	22.05'	N 81°54'10" E	25°28'19"
3	1	"A"	50.00'	82.49'	54.12'	73.45'	S 38°05'50" E	94°31'41"
TOTAL	1	"A"	50.00'	104.72'	86.60'	86.60'	S 50°50'00" E	120°00'00"
2	2	"B"	50.00'	28.31'	14.55'	27.94'	S 07°03'23" E	32°26'45"
3	2	"B"	50.00'	76.41'	47.91'	69.19'	S 67°03'23" E	87°33'15"
TOTAL	2	"B"	50.00'	104.72'	86.60'	86.60'	N 50°50'00" W	120°00'00"

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 3:50 O'CLOCK P.M. ON THIS 18th DAY OF February, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: *Keith Church*
DEPUTY CLERK



THIS PLAT IS BASED ON A CURRENT FIELD
SURVEY AND LEGAL DESCRIPTION CONTAINED
IN D.B. 1780, PG. 1349

