

AREA BOUNDED BY CORNERS

1 THROUGH 1C TO 5 TO 6 TO 1.

INCLUSIVE, CONSISTING OF 0.043 ACRES

IS HEREBY DEDICATED TO THE CITY

OF ROANOKE, VIRGINIA, FOR ROAD

WIDENING PURPOSES

BOUNDARY LINE TABLE Direction Distance N 30°48'00" W 154.90' N 7570'00" E 67.17' N 7427'00" E 5.00 S 30°48'00" E 141.80 S 7272'00" W 4.95 S 64°08'09" W 64.82 Area: 10,271 Sq. Ft., 0.236 Acres

TOTAL

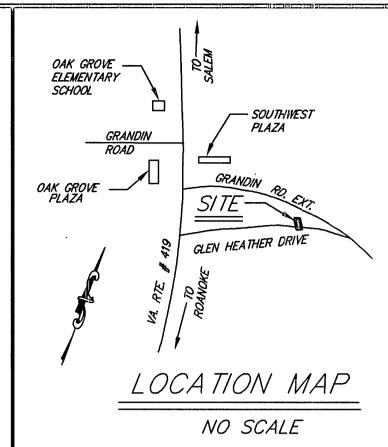
BOUNDARY COODINATES Northing 5,000.00000

5,000.00000 5,133.05289 4,920.68456 5,150.24897 4,985.61614 5,151,58935 4,990,43308 5,029.79010 5.063.04001 *5,028.27665 5,058.32618* 5,000.00000 5,000.00000

Easting

New Lot "A" **BOUNDARY LINE TABLE**

Line	Direction	Distance			
1A-2	N 30°48'00" W	129.41'			
2-3	N 7570'00" E	67.17'			
3–4	N 74°27'00" E	<i>5.00</i> '			
4-1C	S 30°48'00" E	115.17°			
1C-1B (C-2)	S 66 39 45" W	25.15'(CHD.)			
1B-1A (C-1)	S 62"08"02" W	44.52 (CHD.)			
Area: 8,420 Sq. Ft., 0.193 Acres					



PARCEL DELINEATION:

D.B. 682, PG. 406 IS SHOWN FROM CORNER 3, 4, 5, 6 TO 3

D.B. 583, PG. 28 IS SHOWN FROM CORNER 1. 2, 3, 6 TO 1

TAX # 5090108 IS SHOWN FROM CORNER 1, 2, 3, 4, 5, 6 TO 1

EXISTING

IRON PIN

DEED BOOK

MAP BOOK

SQUARE FEET

PAGE

RIGHT-OF-WAY

SANITARY SEWER EASEMENT

EXISTING ROAD CENTERLINE

WATER LINE EASEMENT

LEGEND

EX.

R/W

Ď.B.

M.B.

PG.

S.S.E.

W.L.E.

S.F.

IP

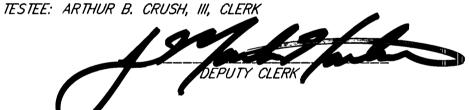
(C	U	R	V	E	T	A	B	L	E
7	77	1/	7	1/7	_		V//	77	20	

			001111			
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DEL TA
C-1	<i>392.00</i> ′	44.54	22.30'	44.52'	N 6208'02" E	
C-2	566.02'	25.16'	12.58'	25.15	N 66*39'45" E	
				التتحاصين التكاريبات	كالمناف والمنافعات والمستخدم والمناف والمنافعات الأ	يرعنز استفسانه استناسات

CITY ENGINEER, ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERTO ANNEXED, IS ADMITTED TO RECORD ON 1998, AT

O'CLOCK _____M.



PLAT SHOWING

THE COMBINATION OF

0.016 ACRES (DEED BOOK 682, PAGE 406)

0.220 ACRES (DEED BOOK 583, PAGE 28) CREATING NEW

LOT "A" (0.193 ACRES)

AND DEDICATING 0.043 ACRES TO THE CITY OF ROANOKE, VA FOR ROAD WIDENING PURPOSES

BEING THE PROPERTY OF

KATHERLEEN R. CROCKETT

SITUATED BETWEEN GRANDIN ROAD EXTENSION, S.W. & GLEN HEATHER DRIVE, S.W. ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 2 APRIL 1998

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

COMM. # 96-064

1C-5

6-1

1A-1B (C-1) N 62°08'02" E 44.52'(CHD.)

1B-1C (C-2) | N 66°39'45" E | 25.15'(CHD.)

5 30°48'00" E

S 7272'00" W

S 64°08'09" W

Area: 1,851 Sq. Ft., 0.043 Acres

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. IRON PINS WERE FOUND OR SET AS NOTED HEREON.

26.63

4.95

64.82

THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN. THIS OPINION IS BASED ON AN INSPECTION OF THE FEDERAL INSURANCE RATE MAP NUMBER 51161C0043 D, PANEL NUMBER 510130 0043 D,

DATED OCT. 15, 1993 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. THIS PLAT COMBINES THE 0.22 AC. TRACT DESCRIBED IN D.B. 583, PG. 28 WITH THE 0.016 AC. TRACT DESCRIBED IN D.B. 682. PG. 406 TO CREATE NEW LOT "A"

LEGAL REFERENCES: TAX # 5090108 - D.B. 302, PG. 277, MODIFIED BY DEED OF CORRECTION IN D.B. 583, PG. 28 CONTAINING 0.220 ACRES & THE 142' x 5' STRIP IN D.B. 682, PG. 406 FOR A TOTAL OF 0.236 ACRES.

6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS AND/OR ENCUMBRANCES NOT DEPICTED

7. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.

Scale 1" = 50'

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

MY COMMISSION EXPIRES FEBRUARY 28, 2002

COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

VIRGINIA. IN FEE SIMPLE. ALL THE LAND SET APART FOR ROAD WIDENING PURPOSES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

April__

STATE OF VIRGINIA

County OF ROANOKE

THAT KATHERLEEN R. CROCKETT IS THE FEE SIMPLE OWNER AND PROPRIETOR (BY RIGHT OF SURVIVORSHIP) OF

AFORESAID CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 302 PAGE 277 AND RECONVEYED BY DEED OF CORRECTION FROM COSLEY H. HYLTON AND LUCY K. HYLTON BY DEED DATED OCTOBER 10, 1957 AND

RECORDED IN THE AFORESAID CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 583, PAGE 28 AND

RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 682,

THE SAID OWNER CERTIFIES THAT SHE HAS COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HER OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE TO THE CITY OF ROANOKE,

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS ______DAY OF

1, Tudith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT KATHERLEEN R. CROCKETT HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGE THE SAME ON April 7, 1998.

R. CROCKETT FROM SARAH LENA CROCKETT & LUTHER CROCKETT BY DEED DATED JANUARY 26, 1962 AND

BY SECTIONS 15.1—465 THROUGH 15.1—485, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN

ALL OF THE LAND (0.016 ACRE TRACT) THAT WAS ORIGINALLY CONVEYED TO REAGON P. CROCKETT & KATHERLEEN

THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 TO 6 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND (0.22 ACRE TRACT) THAT WAS ORIGINALLY CONVEYED TO REAGON CROCKETT AND KATHERLEEN CROCKETT FROM HARRISON HYLTON BY DEED DATED AUGUST 19, 1942, AND RECORDED IN THE

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED

_ , PG. <u>/8/4</u>