

MERIDIAN OF D.B. 1111, PG. 337

THIS IS AN ORIGINAL SIZE MAP AND HAS NOT BEEN REDUCED

M.B.

PG. 1835

PROPERTY OF
DAVID M. ROBERTSON
TAX NO. 4300708
D.B. 1330, PG. 719

PROPERTY OF
JAMES E. FOWLER, JR.
TAX NO. 4300707
D.B. 1342, PG. 507

PROPERTY OF
HERBERT W. DOSS
TAX NO. 4300710
D.B. 1605, PG. 571

PROPERTY OF
MABEL R. SWANSON
TAX NO. 4300705
D.B. 1183, PG. 114

PROPERTY OF
CHARLIE N. YOUNG
TAX NO. 4300709
D.B. 323, PG. 473

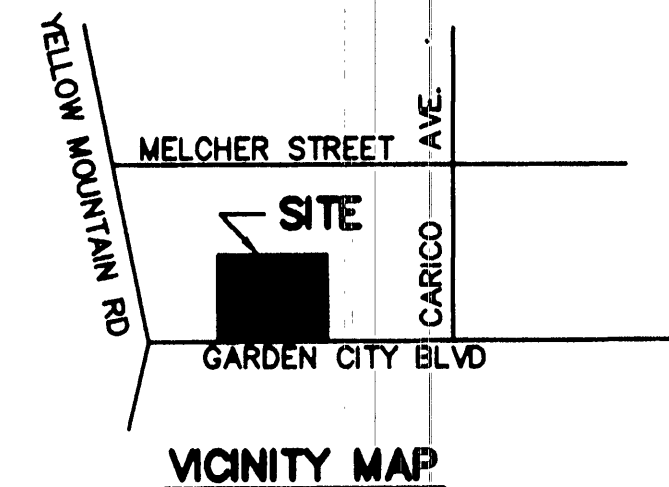
NEW LOT "A"
0.454 AC.
BOUNDED BY CORNERS
1,2,3,6 TO 1

NEW LOT "B"
0.566 AC.
BOUNDED BY CORNERS
3,4,5,6 TO 3

PROPERTY OF
**CUSTOM UPHOLSTERY
& FURNITURE CORP.**
TAX NO. 4300711
D.B. 1288, PG. 659

BOUNDARY COORDINATES		
Point	Northing	Easting
1	5030.36	4503.09
2	5108.34	4444.86
3	5208.63	4494.28
4	5332.59	4555.37
5	5253.45	4715.95
6	5130.14	4653.57
1	5030.36	4603.09

BOUNDARY COORDINATES SHOWN HEREON
BASED ON ASSUMED DATUM



KNOW ALL MEN BY THESE PRESENTS TO WT:
THAT THE ESTATE OF LUCY PLUNKETT COMBS IS THE FEE SIMPLE OWNER OF THE PARCEL OF
LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND BEING ALL
OF THE LAND DEVISED TO SAID OWNER BY WILL DATED FEBRUARY 25, 1998 RECORDED IN THE
CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN WILL BOOK 49,
PAGE 1248.
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON
ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2254 OF THE 1950
CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION
ORDINANCE AS AMENDED TO DATE.
WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

OWNER
W.B. 19, PG. 1248
William B. Hopkins Sr. 28 May 1998
WILLIAM B. HOPKINS, SR. DATE
ADMINISTRATOR

STATE OF VIRGINIA
City of Roanoke
TO WT:
I, Susan H. Reid A NOTARY PUBLIC IN AND FOR THE AFORESAID
STATE DO HEREBY CERTIFY THAT, WILLIAM B. HOPKINS, SR., WHOSE NAME IS
SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28th DAY OF
May, 1998.
MY COMMISSION EXPIRES: June 30, 1998
Susan H. Reid
NOTARY PUBLIC

GARDEN CITY BOULEVARD, S.E.
30' R/W

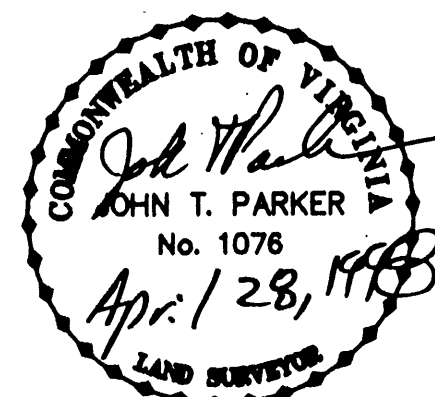
NOTES:

1. 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.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FEMA MAP NO. 51161C0066D DATED 10/15/93.

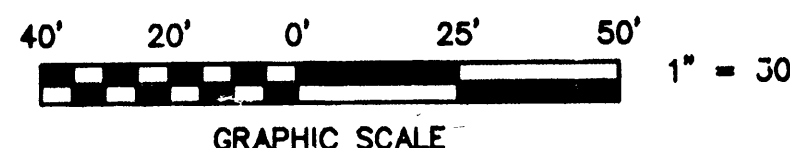
APPROVED:

John T. Parker 6/1/98
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

L. Bane Calhoun 6-1-98
CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY
AND LEGAL DESCRIPTION CONTAINED IN D.B. 1111, PG. 337



SUBDIVISION FOR
ESTATE OF LUCY PLUNKETT COMBS

SHOWING THE SUBDIVISION OF A 1.020 AC. PARCEL AND
CREATING NEW LOT "A" (0.454 AC.) AND NEW LOT "B" (0.566 AC.)
SITUATE ON GARDEN CITY BOULEVARD, S.E.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 430-0706
DRAWN: DAP
CALC.: DAP
N.B.: G-191

SCALE: 1" = 30'
APRIL 28, 1998
W.O.: 98-0485

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 1:30 O'CLOCK P.M. ON THIS 27 DAY OF June, 1998.

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

M.B.

PG. 1835