

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT TO BE SUBDIVIDED. WE FURTHER CERTIFY THAT L.M.W.P.C. SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO DON E. SHORES BY DEED RECORDED IN DEED BOOK 9800 PAGE 2730 OF CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.1-465 THROUGH 15.1-485 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF Roanoke LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS DAY OF 19

Don E. Shores 9-26-98
DON E. SHORES DATE

STATE OF VIRGINIA

City OF Roanoke

I, Quidilla H. Harman NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT

Don E. Shores OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED 9-25, 1998, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 9-25, 1998

MY COMMISSION EXPIRES Aug 31, 2002
Quidilla H. Harman
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 28 DAY OF September, 1998 AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT 2:55 O'CLOCK P.M.

TESTE: Quidilla H. Harman
CLERK

APPROVED:

John H. Harman 9/28/98
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Charles M. Buffing 9/28/98
CITY ENGINEER - CITY OF ROANOKE DATE

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. FEMA FLOOD ZONE: 'X'
PANEL NO: 51161C0048D, EFFECTIVE DATE: OCT. 15, 1993
5. LEGAL REFERENCE: PB 2 PG 83
DB 1585 PG 1085
TAX MAP NO: 4430923
6. MAINTENANCE OF PRIVATE SANITARY SEWER FORCE MAINS SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER.

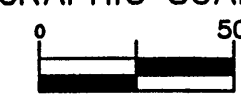
LMW P.C.
ENGINEERING • ARCHITECTURE • SURVEYING
(540) 345-0875 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

LEGEND

- SURVEYED PROPERTY LINE
- - - DEED LINE
- SET REBAR
- EXISTING IRON FOUND

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

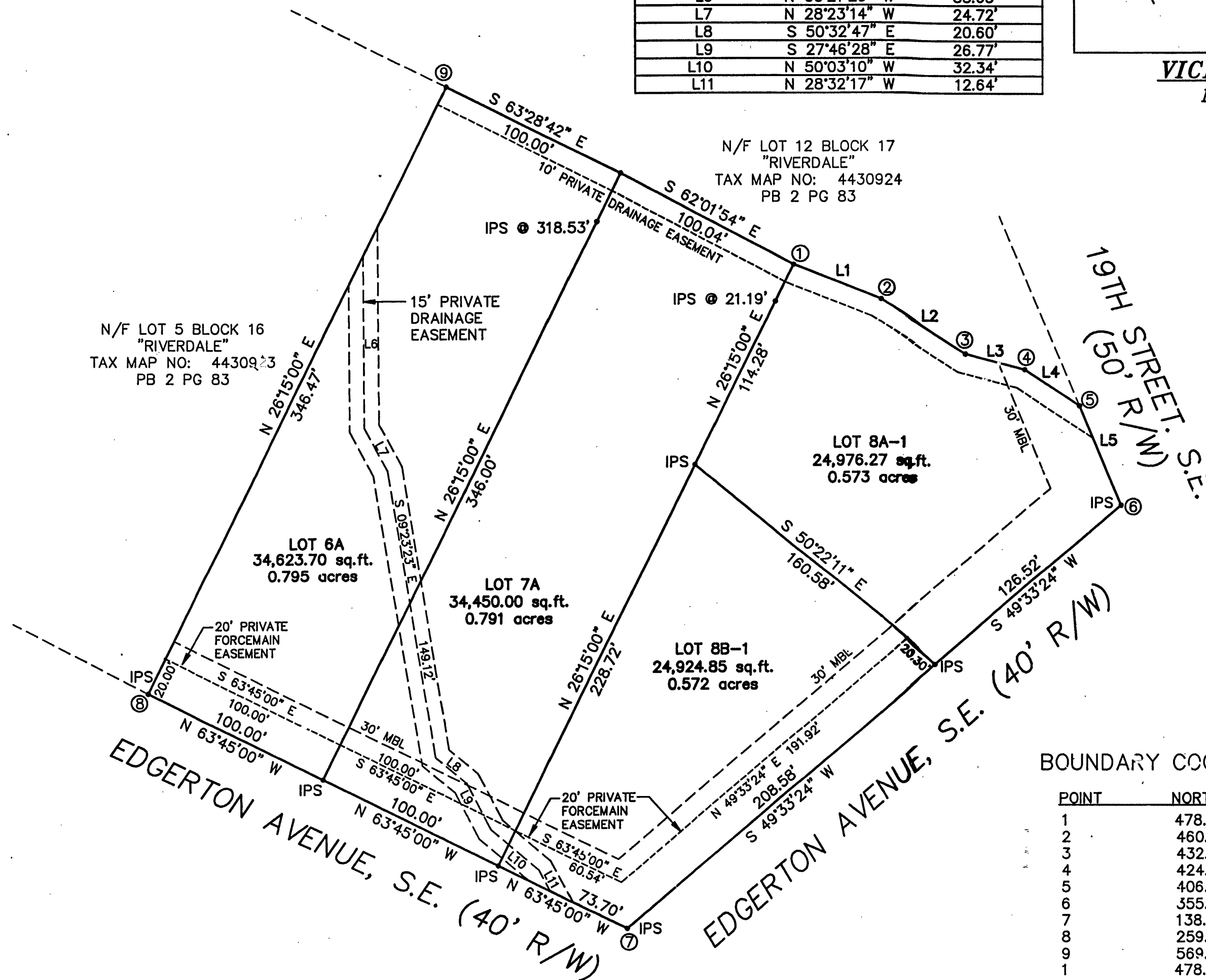
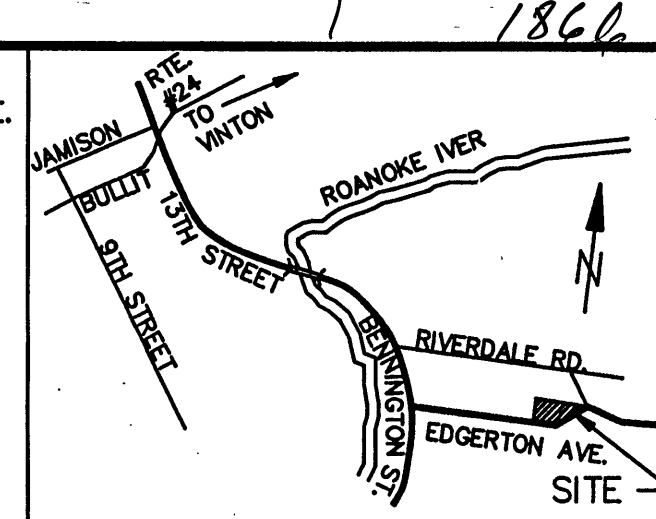
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 67°59'04" E	47.65'
L2	S 57°56'57" E	52.82'
L3	N 75°35'19" W	32.01'
L4	S 56°56'32" E	33.43'
L5	S 22°55'03" E	55.10'
L6	N 00°21'26" W	88.63'
L7	N 28°23'14" W	24.72'
L8	S 50°32'47" E	20.60'
L9	S 27°46'28" E	26.77'
L10	N 50°03'10" W	32.34'
L11	N 28°32'17" W	12.64'

N/F LOT 12 BLOCK 17
"RIVERDALE"
TAX MAP NO: 4430924
PB 2 PG 83

N/F LOT 5 BLOCK 16
"RIVERDALE"
TAX MAP NO: 4430923
PB 2 PG 83

VICINITY MAP
NO SCALE



BOUNDARY COORDINATE TABLE

POINT	NORTHING	EASTING
1	478.3100	636.2304
2	460.4474	636.4079
3	432.4163	725.1782
4	424.4499	756.1793
5	406.2148	784.1969
6	355.4642	805.6532
7	138.0859	550.6249
8	259.1403	305.1508
9	569.8834	458.3924
1	478.3100	636.2304

TOTAL ACREAGE BEING SUBDIVIDED: 2.731 AC

PLAT OF SURVEY
SHOWING

SUBDIVISION OF TAX MAP NO: 4430923
(LOTS 6, 7, AND 8, BLOCK 17 OF "RIVERDALE")
CREATING NEW LOTS 6A, 7A, 8A-1, AND 8B-1
SITUATED ADJACENT TO EDGERTON AVE, S.E.
AND 19TH STREET, S.E. FOR DON SHORES
LOCATED IN THE CITY OF ROANOKE, VIRGINIA

COMM. 666C SURVEYED: 02/98