

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER OF THE PARCEL SHOWN HEREON CONTAINING AN AREA OF 17.184 ACRES MORE OR LESS, BOUNDED BY CORNERS 1 THRU 85 TO 1, INCLUSIVE, AND BEING A PORTION OF THE PROPERTY CONVEYED TO THE SAID OWNER BY DEED AND RECORDED IN THE OFFICE OF THE CLERK OF THE CITY OF ROANOKE IN DEED BOOK 1782, PAGE 77.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2270 OF THE 1960 CODE OF VIRGINIA AS AMENDED TO DATE

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS, AND ALSO DEDICATED TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC RIGHT-OF-WAY.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER:

READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION, OWNER

AUTHORIZED REPRESENTATIVE James E. Russell Pres DATE: Dec 4, 1998  
AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF ROANOKE  
STATE OF VIRGINIA

I, Lisa Mowbray Cooper A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT James E. Russell WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 5/5/98 1998, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 4th DAY OF December 1998.

MY COMMISSION EXPIRES: July 31, 1998

NOTARY PUBLIC: Lisa Mowbray Cooper

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 4th DAY OF Dec 1998 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD 4:15 O'CLOCK P.M.

ARTHUR B. CRUSH, III, CLERK

NOTES: TESTE: Arthur B. Crush III  
CLERK

THIS SURVEY PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

FLOODNOTE:  
CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. AREA IS DESIGNATED AS FLOOD ZONE "C". ACCORDING TO FEMA MAP PANEL #51161C002P. DATED OCTOBER 13, 1998. THIS DETERMINATION IS BASED ON FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FLOOD ELEVATIONS.

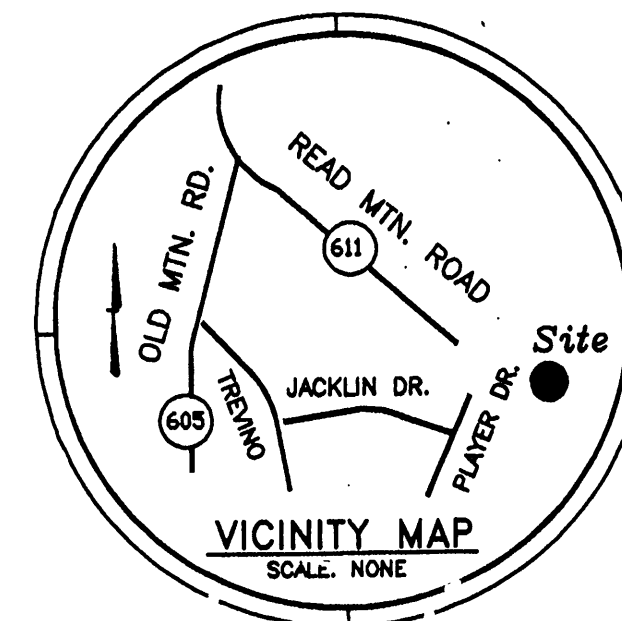
LEGAL REFERENCE: DEED BOOK 1782, PAGE 77  
TAX#: 738008, 7380109

Line Table:

COURSE	BEARING	DISTANCE
L-1	N 76°21'10"W	23.97'
L-2	N 45°25'50"E	54.92'
L-3	N 61°23'33"E	70.53'
L-5	S 22°27'57"W	25.00'
L-6	N 22°27'57"E	25.00'
L-7	N 76°47'22"W	70.86'
L-8	N 67°29'13"W	12.04'
L-9	N 67°29'13"W	80.19'
L-10	N 67°29'13"W	70.00'
L-11	N 67°29'13"W	87.72'

LEGEND:

- IP FOUND
- IP SET



CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	205.00'	205.00'	322.01'	90°00'00"	289.91'	S 22°33'30"E
C-2	205.00'	7.51'	15.01'	4°11'46"	15.01'	S 65°27'37"E
C-3	205.00'	35.13'	69.58'	19°26'52"	69.25'	S 57°50'04"E
C-4	205.00'	27.45'	54.57'	15°15'06"	54.41'	S 40°29'05"E
C-5	205.00'	27.46'	54.59'	15°15'23"	54.42'	S 25°13'51"E
C-6	205.00'	24.87'	49.50'	13°50'07"	49.38'	S 10°41'06"E
C-7	205.00'	27.24'	54.16'	15°08'11"	54.00'	S 03°48'03"W
C-8	205.00'	19.87'	39.62'	11°04'21"	39.55'	S 16°54'20"W
C-9	155.00'	11.06'	22.07'	8°09'35"	22.06'	S 63°28'42"E
C-10	155.00'	110.68'	192.23'	71°03'24"	180.14'	S 23°52'12"E
C-11	155.00'	14.63'	29.17'	10°47'00"	29.13'	S 17°03'00"W
C-12	50.00'	28.87'	261.80'	300°00'00"	50.00'	N 67°32'03"W
C-13	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 22°33'30"E
C-14	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 67°26'30"W
C-15	25.00'	11.18'	21.03'	48°11'23"	20.41'	N 46°32'11"E
C-16	25.00'	3.10'	6.17'	14°08'02"	6.15'	N 63°33'52"E
C-17	25.00'	7.66'	14.86'	34°03'21"	14.64'	N 39°28'10"E
C-18	50.00'	44.72'	241.19'	276°22'46"	66.67'	N 67°33'30"W
C-19	50.00'	37.22'	63.99'	73°19'55"	59.71'	N 33°57'55"E
C-20	50.00'	31.77'	56.60'	64°51'28"	53.63'	N 35°07'46"W
C-21	50.00'	16.23'	31.39'	35°58'28"	30.88'	S 85°32'44"E
C-22	50.00'	61.98'	89.20'	102°12'55"	77.83'	S 25°21'35"E
C-23	25.00'	11.18'	21.03'	48°11'23"	20.41'	N 01°39'11"W
C-24	25.00'	8.28'	15.99'	36°39'10"	15.72'	N 07°25'18"W
C-25	25.00'	2.53'	5.03'	11°32'13"	5.03'	N 16°4'

POINT	NORTHING	EASTING
1	10430.981	10177.591
2	10356.894	10147.407
3	9031.200	9599.865
4	8974.079	9772.075
5	9019.931	9876.557
6	9058.472	9845.682
7	9092.242	9907.402
8	9632.85	10131.149
9	9579.347	10260.525
10	9556.244	10250.971
11	9537.138	10297.177
12	9560.277	10306.730
13	9500.296	10251.703
14	10451.062	10686.224
15	10161.836	10700.446
16	10352.53	10633.947
17	10445.017	10613.11
18	10533.408	10578.72
19	10549.601	10509.746
20	10360.084	10431.066
21	10390.789	10356.987
22	10417.591	10292.321
23	10451.178	10211.287
24	10589.864	10338.816
25	0595.515	10245.525
1	10430.981	10177.591

I, hereby certify that this survey to the best of my knowledge and belief, is correct and complies with the minimum standards and procedures established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



APPROVED: John Thomas Joseph 12.04.98  
AGENT FOR THE PLANNING COMMISSION, DATE: 12/04/98  
Shirley C. Schirmer  
CITY OF ROANOKE, ENGINEER DATE: \_\_\_\_\_

RODERICK F. PIERSON, LLS 1969

PIERSON ENGINEERING & SURVEYING  
710 ROANOKE ROAD  
220 NORTH  
P.O. BOX 311  
DALEVILLE, VA 24083  
(540)966-3027

PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF PROPERTY OWNED  
BY "READ MOUNTAIN ESTATES DEVELOPMENT CORPORATION"  
RECORDED IN DEED BOOK 1782, PAGE 77  
FOR THE PROPERTY TO KNOWN AS

PHASE V  
READ MOUNTAIN ESTATES

CREATING HEREON LOTS 1 THRU 61  
SAID SUBDIVISION CONTAINS 15.788 ACRES TOTAL  
(13.407 ACRES IN LOTS & 2.381 ACRES IN R/W DEDICATION)  
SITUATED AT THE NORTH END OF PLAYER DRIVE, N.E.  
CITY OF ROANOKE  
MAY 5, 1998  
SHEET 1 OF 3

0 50 100