

THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TURNKEY BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6 TO A TO B TO 1 INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA INSTRUMENT #99001096.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2~2240 THRU 15.2~2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREET WIDENING PURPOSES.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER

Wm. Taylor Stone 2/4/99  
TAYLOR STONE, PRESIDENT  
TURNKEY BUILDERS, INC. DATE

STATE OF VIRGINIA  
City OF Roanoke TO WIT:

I Linda C. Hogan A NOTARY PUBLIC

IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT TAYLOR STONE FOR TURNKEY BUILDERS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED

THE SAME IN MY AFORESAID JURISDICTION ON THIS 4th DAY OF

February 1999

MY COMMISSION EXPIRES:

5-31-99

Linda C. Hogan  
NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT

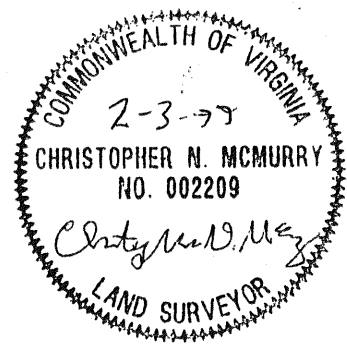
4:15 O'CLOCK 9 M. ON THIS 9 DAY OF

February 1999

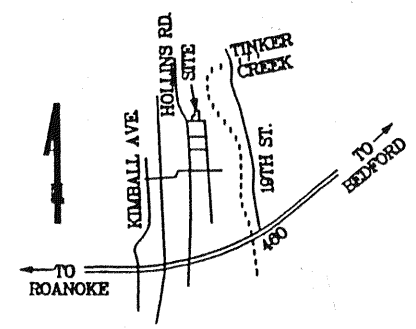
TESTE: Kathy M. McMurtry

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

Christopher N. McMurtry 2-3-99  
CHRISTOPHER NEIL MCMURRY, LS DATE  
NO: 2209



LOCATION MAP  
(NO SCALE)



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5005.0000	5000.0073
2	5093.0799	5000.1354
3	5092.9783	5069.9853
4	5186.8282	5070.1218
5	5203.1076	5150.6528
6	5004.7813	5150.3644
1	5005.0000	5000.0073

LINE	BEARING	DISTANCE
6~1	N 89°55' 00" W	150.36'
B~1	N 00°05' 00" E	5.00'
6~A	S 00°05' 00" W	5.00'

APPROVED:

John Thomas 2/5/99  
AGENT-CITY OF ROANOKE  
PLANNING COMMISSION DATE

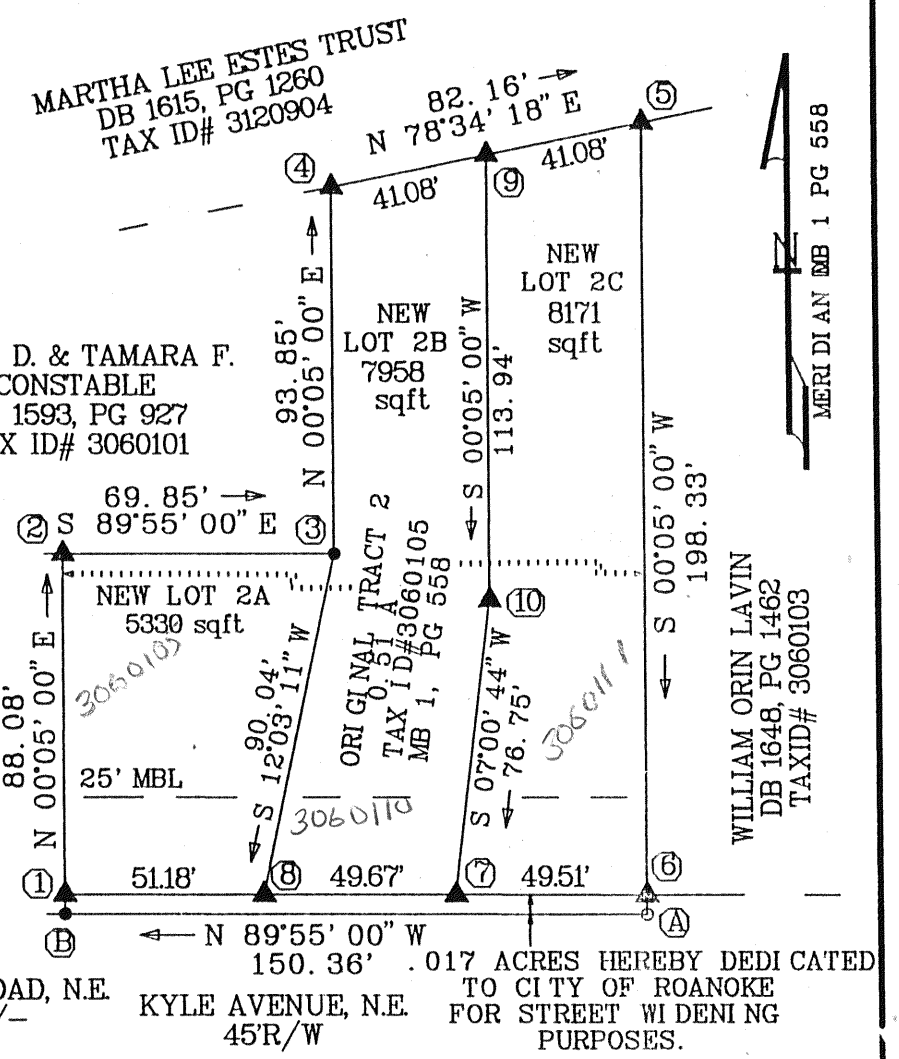
Theresa C. Chirmer 2/5/99  
CITY ENGINEER  
CITY OF ROANOKE, VA. DATE

NOTES:

PLAT BASED ON MONUMENTS FOUND AS SHOWN HEREON OF CURRENT FIELD MEASUREMENTS AND RECORD PLAT BY BUFORD T. LUMSDEN & ASSOC., P.C. DATED MAY 19, 1986 (MB 1, PG 558).

THIS TRACT IS SHOWN AS BEING ENTIRELY WITHIN ZONE X ON F.E.M.A. MAP PANEL NO. 51161~00421 WHICH ZONE IS WITHIN THE 100 YEAR FLOOD PLAIN (BASED ON OCTOBER 15, 1993 FLOOD PLAIN STUDY).

THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.



LEGEND:

- BUILDING SET BACK LINES
- IRON PIN FOUND
- ▲ 5/8" REBAR SET

PLAT OF THE PROPERTY OF  
TURNKEY BUILDERS, INC.

BEING TRACT 2, 0.51 ACRE TRACT AS SHOWN ON MAP FOR BARRY ROBERT SCHWARTZ MB 1, PG 558

SHOWING A SUBDIVISION CREATING NEW LOT 2~A, 2~B, 2~C

AND .017 ACRES DEFINED BY LINES 1 TO 6 TO A TO B TO 1 HEREBY DEDICATED TO THE CITY OF ROANOKE

CITY OF ROANOKE, VIRGINIA  
MCMURRY SURVEYORS, INC.

DALEVILLE, VIRGINIA 24083~0250  
SCALE 1" = 50' FEBRUARY 2, 1999

F99TKB. GCD