

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENT TO WIT:

THAT BILLY J. MARTIN & DEBORAH H. MARTIN ARE
FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON,
BOUNDED BY OUTSIDE OWNERS CORNERS 1 THRU 4 TO 1 INCLUSIVE
AND BEING PART OF THE PROPERTY CONVEYED TO SAID OWNERS
BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT
980018618

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE
SUBDIVIDED THE LAND INTO TRACTS AS SHOWN HEREON
ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS
REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE
CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION
ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE OF THE SAID OWNERS.

Billy J. Martin 2-12-99
BILLY J. MARTIN DATE
DB. 1590. PG. 1840

Deborah H. Martin 2-12-99
DEBORAH H. MARTIN DATE
DB. 1590. PG. 1840
STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Lisa Mawbray Cooper A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
BILLY J. & DEBORAH H. MARTIN WHOSE NAMES ARE
SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED
BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID
JURISDICTION ON THIS 16th DAY OF February, 1999.

MY COMMISSION EXPIRES:

July 31, 1999

Lisa Mawbray Cooper
NOTARY PUBLIC

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE
DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE
X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP
#51161C0048 D. DATED OCT. 15, 1993. THIS DETERMINATION IS
BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL
FIELD ELEVATIONS.

3. THIS PROPERTY IS ZONED RM-1
4. NO BUILDING PERMIT WILL BE ISSUED UNTIL LOTS 1 & 3
HAVE BEEN APPROVED BY CITY OF ROANOKE HEALTH DEPARTMENT
FOR SANITARY SEWER PURPOSES.
5. ROANOKE CITY BUILDING SETBACK MINIMUM REQUIREMENTS ARE:
30' FRONT YARD
5' SIDE YARD
25' REAR YARD

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
ROANOKE VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE
OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT
1:25 O'CLOCK P.M. ON THIS 16 DAY OF February, 1999

TESTEE: ARTHUR B CRUSH, III
CLERK

BY: K. Molladay
DEPUTY CLERK

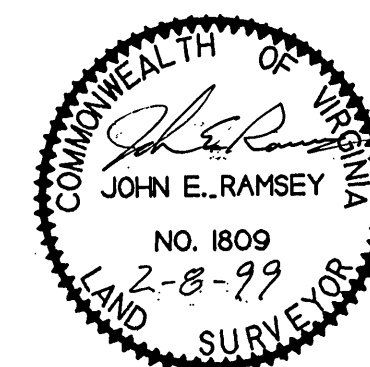
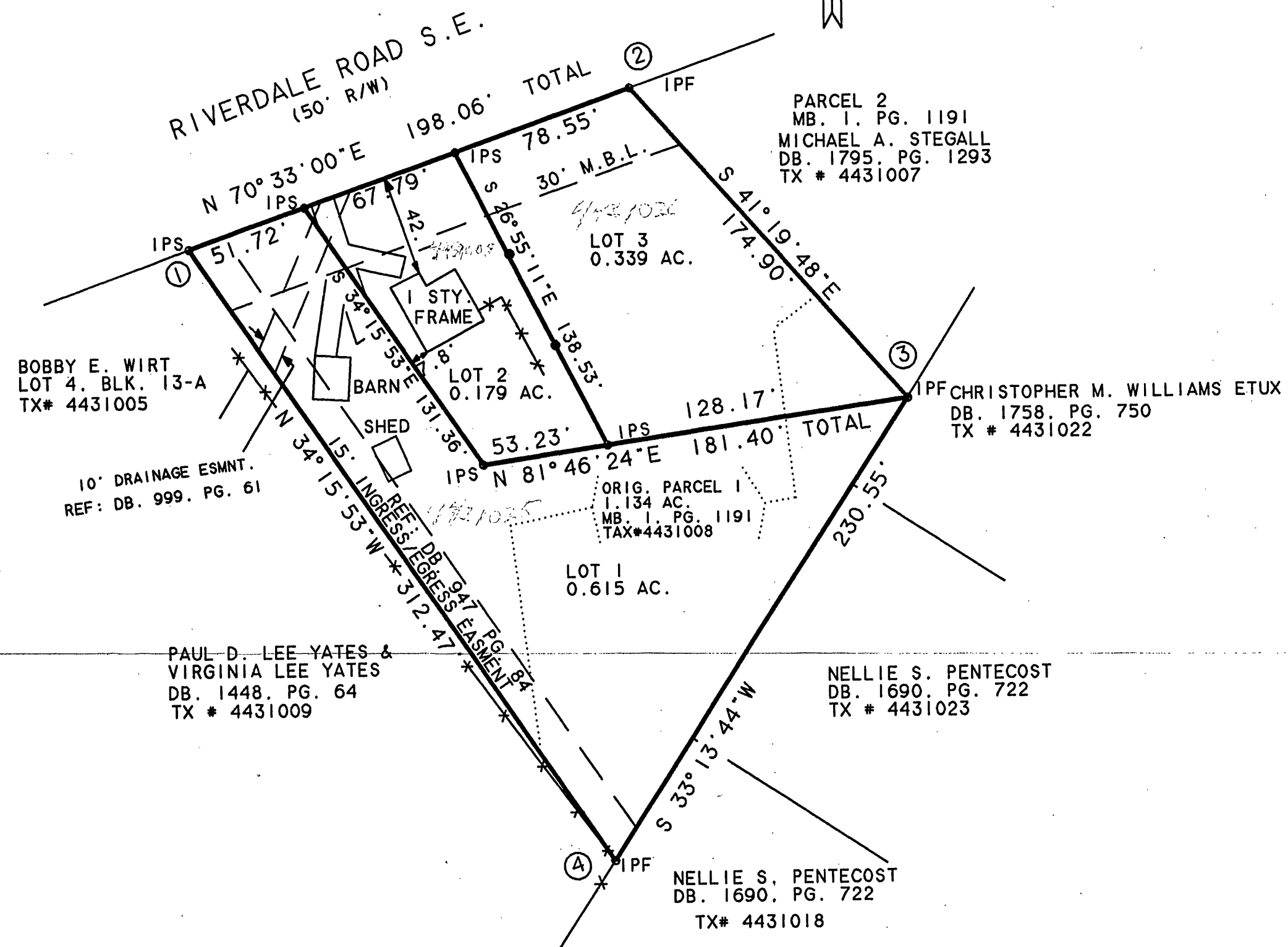
APPROVED:

John E. Ramsey 2/16/99
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Charles M. Buffine 2/16/99
CITY ENGINEER - CITY OF ROANOKE DATE

BOUNDARY COORDINATES		
POINT	NORTHING	EASTING
1	5002.38749	6006.76082
2	5068.33833	6193.51802
3	4937.00269	6309.02110
4	4744.15226	6182.68405
1	5002.38749	6006.76082

NOTE: ASSUMED ORIGIN



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

JOHN E. RAMSEY, C.L.S.

CENTRAL SURVEYING
LAND SURVEYING • PLANNING

JOHN E. RAMSEY, C.L.S. (540) 977-0053
109 FOXCROFT DR. BLUE RIDGE, VA. 24064

PLAT OF SURVEY
MADE FOR
BILLY J. MARTIN
SHOWING THE DIVISION OF ORIGINAL PARCEL 1
CONTAINING 1.133 ACRES D.B. 1, PG. 1191
CREATING HEREON
LOT "1" CONTAINING 0.615 ACRE
AND LOT "2" CONTAINING 0.179 ACRE
AND LOT "3" CONTAINING 0.339 ACRE
SITUATED ON RIVERDALE ROAD, S.E.
ROANOKE, VIRGINIA
BY: JOHN E RAMSEY, C.L.S.

SCALE: 1" = 50'
JOB NO: 98182

REVISED 01/29/99
DATE: 01/04/98