

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

M.B. 1, PG. 1928

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SHARON H. McCULLEY IS THE FEE SIMPLE OWNER OF A TRACT OF LAND KNOWN AS LOT 12, BLOCK "J", PROSPECT HILLS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 761, PAGE 363, CONTAINING 1.013 ACRE, BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1, INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY WALTER O. McCULLEY AND SHARON H. McCULLEY BY DEED DATED JULY 1, 1992 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1663, PAGE 1826.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS RESUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH HER OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Sharon H. McCulley 2/25/99  
SHARON H. McCULLEY, OWNER DATE  
D.B. 1663, PG. 1826

STATE OF VIRGINIA  
County OF Roanoke TO WIT:

I, MARGARET S. CONNER A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT SHARON H. McCULLEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 25<sup>TH</sup> DAY OF FEBRUARY, 1999.

MY COMMISSION EXPIRES:

JUNE 30, 1999

Margaret S. Conner  
NOTARY PUBLIC

#### BOUNDARY NOTE:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 109-0314, BEING ORIGINAL LOT 12, BLOCK "J", PROSPECT HILLS (1.013 ACRE) AND CREATES HEREON LOT 12-A (0.665 ACRE) AND LOT 12-B (0.348 ACRE).

THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS OF THE CITY OF ROANOKE, VIRGINIA SUBDIVISION AND ZONING ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE CITY OF ROANOKE, VIRGINIA ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

#### LEGEND

M.B.L. = MINIMUM BUILDING LINE

#### APPROVAL:

John Thomas Asch 3/2/99  
AGENT - CITY OF ROANOKE PLANNING COMMISSION DATE

Charles M. Huffine 3-2-99  
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 3:46 O'CLOCK P. M. ON THIS 2<sup>ND</sup> DAY OF March, 1999.

TESTE:

ARTHUR B. CRUSH, III,  
CLERK

BY: John T. Parker  
DEPUTY CLERK

PEAKWOOD DR., S.W.

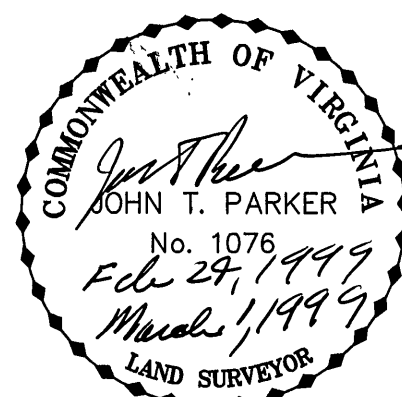
50' WIDE  
N 84°33'00" E  
TO RTE. 419  
NOT FND  
NOT SET  
OLD PIN  
0.63' FROM  
CORNER  
STONE  
COLUMNS  
PAVED DRIVE  
LOT 12-A  
0.665 ACRE  
BOUNDED BY CORNERS  
2, 3, 4, 5 TO 2  
INCLUSIVE  
2.8'  
4.8'  
FENCE AND  
DRIVEWAY  
EAST OF  
PROPERTY LINE  
22.8'

LOT 11

9.3'  
11.5'  
2.2'  
25.6'  
12.6'  
13.8'  
9.0'  
2.9'  
4'  
23.1'  
2.6'  
11.6'  
10.7'  
7.4'  
P/O  
7.4'  
2.6'  
5.0'  
20.8'  
12.0'  
13.6'  
15.1'  
37.2'  
2-STORY  
FRAME & STONE  
DWLG.  
# 3226  
HOUSE DETAIL  
1" = 30'

PROPERTY OF  
**ELIZABETH H. BOXLEY  
PERSONAL RESIDENCE TRUST**  
TAX # 109-0313  
INST. NO. 980003265

LOT 12-B IS BASED ON A CURRENT FIELD SURVEY. THE REMAINING PROPERTY IS PLATTED FROM RECORDS. SHARON H. McCULLEY IS THE OWNER OF RECORD SEE, D.B. 1663, PG. 1826.



#### GENERAL 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 NO. 51161C0044 D AND MAP NO. 51161C0062 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

PARCEL 1  
PROPERTY OF  
**JOHN C. PARROTT, II &  
SARAH E. PARROTT**  
TAX # 109-0315  
D.B. 1495, PG. 277

NOTE: SEE PLAT OF SURVEY MADE FOR AND SHOWING PROPERTY OF WALTER O. & SHARON H. McCULLEY BY JOHN R. CHRISTMAN, L.S. DATED 1 OCT 85, RECORDED D.B. 1663, PG. 1828.

PART OF PARCEL 2  
PROPERTY OF  
**JOHN H. COUCH &  
ELLEN K. SMITH**  
TAX # 109-0317  
INST. NO. 980014774

LOT 12-B  
0.348 ACRE  
BOUNDED BY CORNERS  
1, 2, 5, 6, 7, 8  
TO 1 INCLUSIVE  
"VACANT"  
30' M.B.L.  
TO PEAKWOOD DRIVE  
EXETER ST., S.W.  
50' WIDE  
S 72°59'00" W  
39.10'  
NOT FND  
NOT SET  
L=94.44'  
S 29°29'00" E  
32.00'  
OLD PIPE  
S 25°50'40" E  
90.00'  
PIN SET  
TOTAL  
283.16'  
19.5'  
15.15' P.U.E.  
7.5'  
11.6'  
12.3'  
CONCRETE  
SLAB  
SEE HOUSE  
DETAIL  
PAVED  
DRIVEWAY  
ROCK WALLS  
N 12°50'30" W  
438.11' TOTAL  
341.11'  
135.96'  
S 52°08'20" W  
97.00'  
1 PIN SET  
1 OLD PIN

#### LOCATION MAP

NO SCALE

#### COORDINATES

CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	3094.57	2978.44
3	3427.16	2902.62
4	3432.86	2962.35
5	3178.02	3085.78
6	3096.96	3125.05
7	3069.17	3109.27
8	3011.44	3037.39
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

CURVE DATA  
Δ = 43°30'00"  
R = 124.39'  
L = 94.44'  
T = 49.63'  
S 51°14'00" W  
CH. 92.19'

#### NOTICE:

THE PRESENT OWNER OF LOT 12-B ACKNOWLEDGES AND FUTURE OWNERS OF LOT 12-B ARE HEREBY PUT ON NOTICE THAT GRAVITY SEWER FROM LOT 12-B TO CITY SEWER IN EXETER STREET, S.W. IS NOT AVAILABLE. A PRIVATE PUMPING FACILITY WILL BE REQUIRED. THE CITY WILL REQUIRE THE DEVELOPER TO INSTALL A MANHOLE AT A POINT OF CONNECTION BETWEEN PUMP LINE (FORCE MAIN) AND GRAVITY LATERAL IN EXETER STREET, S.W.

#### RESUBDIVISION FOR SHARON H. McCULLEY

OF LOT 12, BLOCK "J", PROSPECT HILLS  
MAP OF PART OF SECTIONS "I" & "J"  
BY MATTERN & MATTERN ENGINEERS  
DATED MAY 28, 1947, D.B. 761, PG. 363

CREATING HEREON LOT 12-A (0.665 ACRE) AND  
LOT 12-B (0.348 ACRE)  
SITUATE ON PEAKWOOD DRIVE, S.W. AND EXETER STREET, S.W.  
ROANOKE, VIRGINIA

TAX # 109-0314  
CALC: LRD  
DRAWN: Z-LRD-2  
N.B. F-47

SCALE: 1" = 40'  
DATE: FEBRUARY 24, 1999  
W.O. 99-0032  
REV. MARCH 1, 1999



**TPP&S**  
ENGINEERS  
SURVEYORS  
PLANNERS  
540-387-1153

**T. P. PARKER & SON**  
816 Boulevard  
Post Office Box 39  
Salem, Virginia 24153

M.B. 1, PG. 1928