

N:\98035\SURVEY\SUBDIV

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DEWEY J. BAILEY, III AND SUSAN L. BAILEY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS A PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA (SEE INSTRUMENT NUMBER 980002124 PAGE 52).

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNERS AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

Dewey J. Bailey, III
DEWEY J. BAILEY, III
Susan L. Bailey
SUSAN L. BAILEY

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, *Sorella S. Parr*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Dewey J. Bailey, III & Susan L. Bailey*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 2nd DAY OF February, 19 99.

Sorella S. Parr
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/2001

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 19 ____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVED:

Charles M. Huffing 2/11/99
CITY ENGINEER, CITY OF ROANOKE DATE

John Thomas Russell 2/11/99
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 10:28 O'CLOCK A.M. ON THIS 8 DAY OF March, 19 99, IN MAP BOOK _____, PAGE _____.

BY: *Arthur B. Crouch III*
CLERK

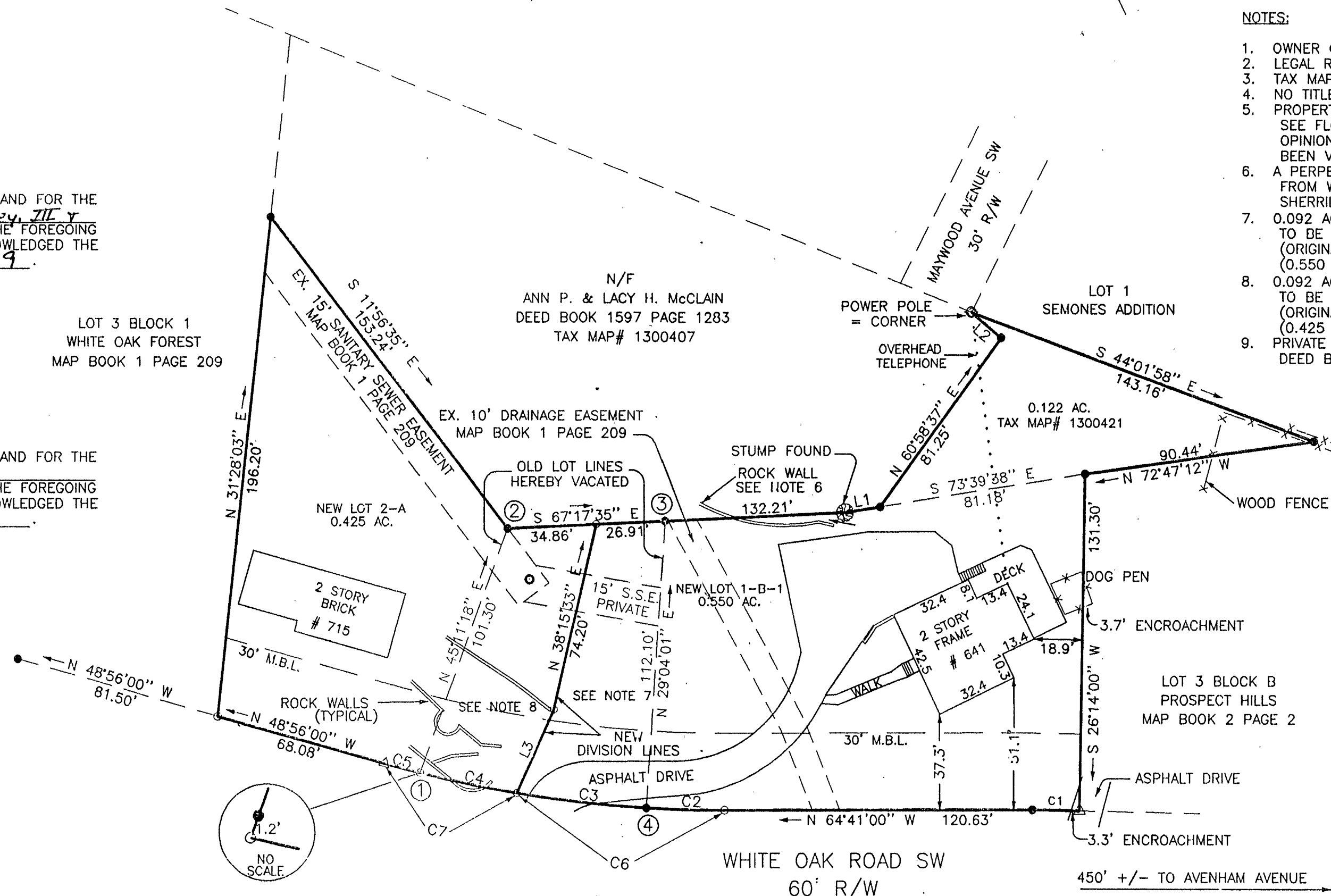
Kathryn Holladay
DEPUTY CLERK

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

LEGEND	
●	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET
△	P.K. NAIL SET
○	POWER POLE
○	SANITARY SEWER MANHOLE
EX.	EXISTING
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
M.B.L.	MINIMUM BUILDING LINE
S.S.E.	SANITARY SEWER EASEMENT

NOTES:

- OWNER OF RECORD: DEWEY J., III, & SUSAN L. BAILEY
- LEGAL REFERENCE: INSTRUMENT NUMBER 980002124 PAGE 52
- TAX MAP NUMBER: 1300422
- NO TITLE REPORT FURNISHED.
- PROPERTY LIES IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE FLOOD INSURANCE RATE MAP 51161C0044 D. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- A PERPETUAL EASEMENT FOR THE WALL GRANTED FROM WALTER M. OTEY, III, TO CHARLES T. & LOU M. SHERRILL IN DEED BOOK 1337, PAGE 18
- 0.092 AC. FROM ORIGINAL LOT 1-A (TAX PARCEL 1300422) TO BE COMBINED WITH AND MADE A PART OF LOT 1-B (ORIGINAL TAX PARCEL 1300414) CREATING NEW LOT 1-B-1 (0.550 AC.).
- 0.092 AC. FROM ORIGINAL LOT 1-A (TAX PARCEL 1300422) TO BE COMBINED WITH AND MADE A PART OF LOT 2 (ORIGINAL TAX PARCEL 1300415) CREATING NEW LOT 2-A (0.425 AC.).
- PRIVATE 15' S.S.E. AS SHOWN ON PLAT RECORDED IN DEED BOOK 1485 PAGE 617.



PLAT OF RE-SUBDIVISION
FOR
**DEWEY JAMES BAILEY, III
& SUSAN LAZARUS BAILEY**

SHOWING THE RE-SUBDIVISION OF
LOT 1-A
BLOCK 1
WHITE OAK FOREST (M.B. 1 PG. 209)
CREATING HEREON
NEW LOT 1-B-1 (0.550 AC.)
NEW LOT 2-A (0.425 AC.)
SITUATED ALONG WHITE OAK ROAD, SW
CITY OF ROANOKE, VIRGINIA
MARCH 25, 1998
E.C.I. PROJECT NUMBER 98035

LINE	BEARING	DISTANCE
L1	S 73°39'25" E	13.95'
L2	N 24°16'57" W	15.25'
L3	N 49°32'09" E	35.63'

CURVE	DELTA	RAD	ARC	TAN	BEARING	CHORD
C1	02°36'12"	405.20'	18.41'	9.21'	N 63°22'55" W	18.41'
C2	03°34'02"	490.60'	30.54'	15.28'	N 62°54'00" W	30.54'
C3	05°58'23"	490.60'	51.15'	25.60'	N 58°07'46" W	51.12'
C4	04°52'14"	490.60'	38.85'	19.44'	N 52°52'27" W	38.84'
C5	01°40'21"	490.60'	14.32'	7.16'	N 55°46'10" W	14.32'
C6	09°32'25"	490.60'	81.09'	40.94'	N 55°54'48" W	81.60'
C7	06°12'35"	490.60'	53.17'	26.61'	N 52°02'17" W	53.15'

BOUNDARY COORDINATES ASSUMED ORIGIN		
CORNER	NORTHING	EASTING
1	3930.2441	7728.0051
2	4001.6381	7799.8701
3	3977.7938	7856.8524
4	3879.8086	7802.3884
1	3930.2441	7728.0051

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

Timothy S. Nash 1/20/99
TIMOTHY S. NASH L.S.# 1881 DATE

ENGINEERING CONCEPTS, P.C.

20 S. ROANOKE ST., PO BOX 617
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	SJB	40	0	40	80	120	1"=40'
Designed							3-25-98
Checked	SJB/TSH	Scale 1" = 40'					PROJECT: 98035
Approved	TSH						1 of