KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT PAT B. TURNER IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 5 TO 1 INCLUSIVE SAID PROPERTY HAVING BEEN CONVEYED TO SAID OWNER BY DEED OF RECORD IN CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1623 AT PAGE 346.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF LAND AS SHOWN HEREON HAS BEEN MADE WITH THEIR CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE, AND AS REQUIRED BY THE SUBDIVISION AND ZONING ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS HEREBY DEDICATE THE 7.5' SANITARY SEWER EASEMENT AS SHOWN HEREON TO PUBLIC USE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE

COUNTY/GITT OF ROANOKE

1. Toben I. SAIISburg A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

PAT B. TURNER

PERSONALLY AFTEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED

THE SAME ON June 29 , 1999.

MY COMMISSION EXPIRES ON 08-31-02

APPROVED:

06.30.99 DATE

6-30-99 DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED ___, 199 9, AT 2:15 O'CLOCK PM.

STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS (APELSCIDLA BOARD).

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION IS BASED ON A CURRENT FIELD SURVEY AND WAS MADE BY ME AT THE

IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE

SUBDIMDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION

AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT

TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA

RALPH O. CLEMENTS

Land Surveyor # 1864

DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION

SURVEYOR'S CERTIFICATION:

AREA SUMMARY

LOT 19-A = 0.5441 AC.LOT 1-A = 0.3099 AC.

= 0.8540 AC.TOTAL

Г	CURVE	RADIUS	LENGTH	TANGENT	
T	C-1	21.80'	51.02	<i>51.48</i> ′	
hatore	CHORD	BEA	RING	DELTA	Γ
	40.15	S 19°	73'00" E	13406'00"	

VICINITY SKETCH NOT TO SCALE

CLAIRMONT STREET, S.W.

THIS ORIGINAL SCALE DRAWING HAS NOT BEEN REDUCED

(50' R/W) () ROD(F) @ S 8676'00" E 2 ROD(F) 218.69' ROD(S) 5060802 PT. LOTS 2 & 19 C-1BLOCK 8, SECTION 1 WESTCHESTER GLEN R. & MELINDA J. 30' M.B.L. JOHNSON 5060807 INST. No. 980007440 ROD(F) BOUNDARY COORDINATES ASSUMED DATUM LOT 1-A .3099 AC. 1 N 5000.0000 E 5000.0000 E 5218.2212 2 N 4985.7608 3 N 4947.8490 E 5231.4359 E 5016.2841 4 N 4752.9892 W/BSMNT E 4975.9913 5 N 4797.6896 E 500.0000 N 5000.0000 SCREENED PORCH GRAPHIC SCALE STONE RET. WALLS 5' TAX PARCEL 5060801 1 inch = 30 ft.P.B. 2 Pg. 202 LOT 19-A PLAT OF RESUBDIVISION FOR .5441 AC. PAT B. TURNER OF LOT 1 & PART OF LOTS 2 & 19 BLOCK 8, SECTION 1 WESTCHESTER 0.8540 AC. TAX PARCEL

HEREBY CREATING 5060803 LOTS 3-4 & PT. LOTS 5-7

LOT 19-A BLOCK 8, SECTION 1 WESTCHESTER ROBERT H. WILSON 0.5441 AC SANDRA M. REYNOLDS D.B. 1767 Pg. 90

AND LOT 1-A

0.3099 AC

CITY OF ROANOKE, VIRGINIA

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL FNCUMBRANCES UPON THE PROPERTY.

2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF OCT. 15, 1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 510130 0043 D.

3. LOCATIONS SHOWN FOR ALL UNDERGROUND IMPROVEMENTS ARE APPROXIMATE ONLY AND ARE INTENDED EXPRESSLY FOR INFORMATIONAL PURPOSES.

SHANKS ASSOCIATES, P.C. SURVEYORS & PLANNERS 313 LUCK AVENUE ROANOKE, VIRGINIA 24016 (540) 343-6685							
ATE:	1/11/99	SCALE:	1"=30'				
ALC:	JRA	DRAWN B	DRAWN BY: JRA				
REW:	ROC	F.B.:	99.01				

F.B.: CREW: ROC PLAT CHK: CALC. CHK: JOB NO.:

DEPUTY CLERK

M.B. _

698040