

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WALLACE L. HARTMAN & ALICE E. HARTMAN ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 8 TO 1 INCLUSIVE, AND IS A PORTION 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, INSTRUMENT # 980010291.

THE PLATTING & DEDICATION OF EASEMENTS SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

Wallace L. Hartman  
WALLACE L. HARTMAN

Alice E. Hartman  
ALICE E. HARTMAN

STATE OF VIRGINIA:  
COMMONWEALTH AT LARGE:

I, DEBRA G. ANGLIN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT WALLACE L. HARTMAN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 16 DAY OF JULY, 1999.

Debra G. Anglin  
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-28-02

STATE OF VIRGINIA:  
COMMONWEALTH AT LARGE:

I, DEBRA G. ANGLIN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT ALICE E. HARTMAN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 16 DAY OF JULY, 1999.

Debra G. Anglin  
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-28-02

Charles M. Huffine  
ENGINEER FOR THE CITY OF ROANOKE, VIRGINIA

7-22-99

John Thomas Zemel  
AGENT FOR THE CITY OF ROANOKE, VIRGINIA PLANNING COMMISSION

7/22/99

CLERK'S STATEMENT:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGEMENT THERETO ANNEXED, TO RECORD AT 4:20 O'CLOCK P.M. ON THIS THE 20 DAY OF JULY, 1999 AND RECORDED IN MAP BOOK 1, PAGE 1977.

BY: Arthur B. Crouch III  
CLERK  
Patty Humphrey  
DEPUTY CLERK

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

Ronald R. Clark  
RONALD R. CLARK, L.S.

LARRY R. SUMPTER, ET UX  
DB. 1647/720  
TM. 4260509

LOT A  
CITY OF ROANOKE  
INSTRUMENT # 970022023  
TM. 4260506

COORDINATES  
1 = 400.0000 800.0000  
2 = 372.8888 768.0140  
3 = 340.6489 728.8590  
4 = 305.0136 685.9200  
5 = 271.0620 652.1876  
6 = 250.4838 639.5862  
7 = 385.5364 478.3164  
8 = 545.6755 591.4660  
1 = 400.0000 800.0000

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED  
IF THIS IS ONE INCH 1" = 30'

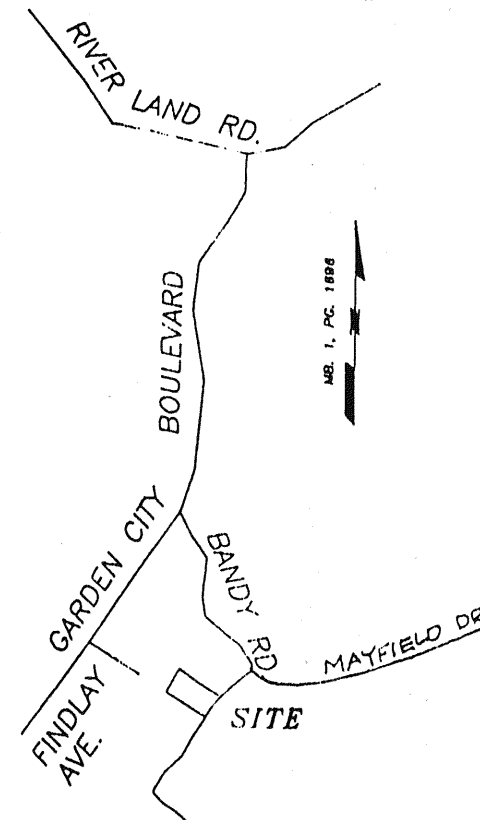
MAP BOOK 1 PAGE 1977

98256

Line Table		
	Brng	HDist
L1	S49°42'56"W	41.93
L2	S50°31'56"W	50.72
L3	S50°18'38"W	55.80
L4	S44°48'52"W	47.86
L5	S31°28'55"W	24.13

MB. 1, PG. 1698

LOCATION MAP



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ✕ FENCE
- UTILITY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.L. MIN. BUILDING LINE

LOT B1  
0.387 AC.

LOT B2  
0.354 AC.

LOT B3  
0.334 AC.

BANDY ROAD S.E.  
R/W VARIES

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD (ZONE "X") BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAP 51161C0046 & 28 D DATED OCT. 15, 1993.

0 30  
Scale 1"=30Feet

PLAT OF SURVEY SHOWING THE SUBDIVISION  
HARTMAN DIVISION #2

SHOWING DIVISION OF NEW LOT B, CONTAINING 1.075 ACRES OF THE KATHERINE D. LEONARD PLAT MAP BOOK 1, PG. 1698, CREATING TRACT B1 (0.387 AC.), & TRACT B2 (0.354 AC.) TRACT B3 (0.334 AC.) LOCATED ON BANDY ROAD S.E. CITY OF ROANOKE, VIRGINIA SCALE: 1" = 30'



PREPARED BY:  
CLARK SURVEYING  
P.O. BOX 5575  
ROANOKE, VIRGINIA  
PHONE: (703) 362-1002

NOTES:  
TAX # 4260528  
SOURCE OF TITLE: INST. 980010291  
NO TITLE REPORT FURNISHED

JOB # 98256  
DATE SEPTEMBER 14, 1998  
DISK 72

Ronald R. Clark  
7/20/99

M. B. 1 PG. 1977