

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JAMES R. AND AUGUSTINE D. SMITH ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 16 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, IN DEED BOOK 1753, PAGE 612.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE CITY OF ROANOKE THOSE AREAS ON THIS PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

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 THROUGH 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

JAMES R. SMITH: OWNER

AUGUSTINE D. SMITH: OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, BRENDA M. HOLMES, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES R. SMITH, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 4TH DAY OF AUGUST, 19 97.

Brenda M. Holmes
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/98STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, BRENDA M. HOLMES, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT AUGUSTINE D. SMITH, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 4TH DAY OF AUGUST, 19 97.

Brenda M. Holmes
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/97

BOUNDARY COORDINATES ASSUMED ORIGIN		
CORNER	NORTHING	EASTING
1	4976.6191	10029.3616
2	4624.2722	10604.3395
3	4527.1530	10681.0977
4	4001.4656	10521.7055
5	4422.2201	9580.8521
6	4486.4436	9680.8794
7	4532.3553	9736.3257
8	4585.5766	9789.5326
9	4719.2779	9872.4237
10	4775.8742	9906.9386
11	4611.6185	10158.6839
12	4560.5404	10192.1596
13	4528.0764	10322.9123
14	4641.8276	10326.4263
15	4708.0597	10102.3754
16	4818.5822	9932.9838
1	4976.6191	10029.3616

LINE	BEARING	DISTANCE
L1	N 57°17'50" E	118.87'
L2	N 50°22'26" E	71.99'
L3	N 44°59'32" E	75.26'
L4	N 31°47'52" E	157.31'
L5	N 31°22'36" E	66.29'
L6	S 33°14'24" E	61.07'
L7	S 65°54'22" E	95.00'
L8	S 65°54'22" E	95.00'
L9	S 65°54'22" E	95.00'
L10	S 65°54'22" E	95.00'
L11	S 65°54'22" E	95.00'
L12	N 31°47'52" W	60.65'
L13	S 31°47'52" W	60.66'
L14	N 31°47'52" E	36.00'
L15	N 31°30'00" E	55.18'
L16	N 27°14'38" E	191.01'

CL NEW 30' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT		
LINE	BEARING	DISTANCE
D-E	S 22°33'57" E	204.25'
E-F	S 31°35'43" E	100.22'
F-G	S 22°37'30" E	89.29'
G-H	S 22°13'20" W	61.24'
H-J	S 55°40'51" W	80.18'
J-K	S 82°36'13" W	107.40'

APPROVED:

L. Bone Culum Act 9-5-97
CITY ENGINEER, CITY OF ROANOKE DATE

John H. Hume 9/5/97
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 THE 5 DAY OF Sept, 1997, IN MAP BOOK 7, PAGE 1710.

BY: Arthur B. Crush III
CLERK

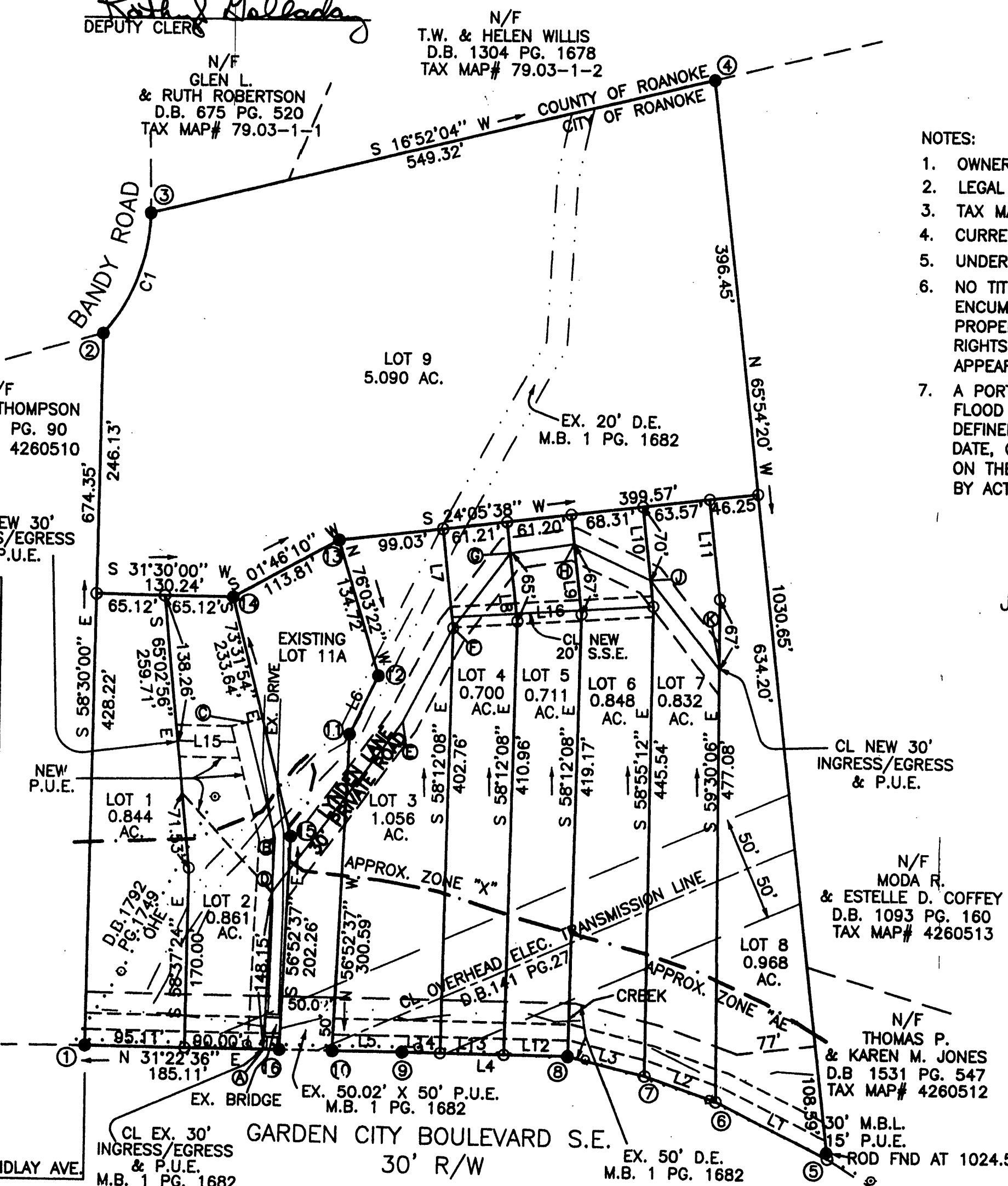
Kathleen Mallada
DEPUTY CLERK

N/F
T.W. & HELEN WILLIS
D.B. 1304 PG. 1678
TAX MAP# 79.03-1-2

N/F
GLEN L.
& RUTH ROBERTSON
D.B. 675 PG. 520
TAX MAP# 79.03-1-1

N/F
LARRY B. THOMPSON
D.B. 803 PG. 90
TAX MAP# 4260510

CL NEW 30' INGRESS/EGRESS
& P.U.E.



THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR SET
○	POWER POLE

AREA TABULATION	
LOTS	6.821 ACRES
REMAINING	5.090 ACRES
TOTAL	11.911 ACRES

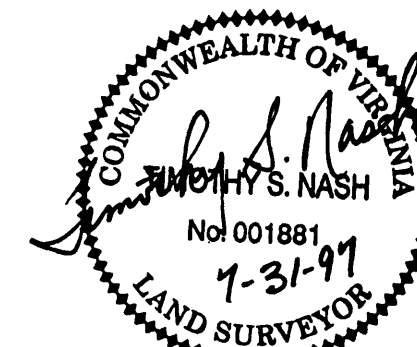
CURVE	DELTA	RAD	ARC	TAN	BEARING	CHORD
C1	40°13'28"	180.00	126.37	65.91	S 38°19'16" E	123.79

CL EX. 30' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT		
LINE	BEARING	DISTANCE
A-B	S 56°52'37" E	200.52'
B-C	S 73°31'54" E	112.80'

NOTES:

- OWNERS OF RECORD: JAMES R. & AUGUSTINE D. SMITH
- LEGAL REFERENCE: DEED BOOK 1753, PAGE 612
- TAX MAP NUMBER: 4260511
- CURRENT ZONING: RM1
- UNDERGROUND UTILITIES EXIST.
- NO TITLE REPORT FURNISHED, THEREFORE, ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN. PROPERTY SUBJECT TO RESERVATIONS, EXCEPTIONS, RIGHTS OF WAY, AND EASEMENTS THAT MAY OR MAY NOT APPEAR OF RECORD.
- A PORTION OF THE PROPERTY LIES IN F.E.M.A. DEFINED FLOOD HAZARD ZONE AE, AND A PORTION LIES IN F.E.M.A. DEFINED ZONE X. SEE MAP# 51161C0048D, EFFECTIVE DATE, OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

SUBDIVISION PLAT
FOR
JAMES R. & AUGUSTINE D. SMITH
SHOWING THE RE-SUBDIVISION
OF THE MAJOR PORTION OF LOT 4
SURVEY FOR JAMES A. BEAR
ESTATE OF JOHN GARNAND, SR.
CREATING HEREON
LOTS 1 THRU 9 INCLUSIVE
TO BE KNOWN AS
GARDEN CITY ESTATES
SITUATED ALONG GARDEN CITY BOULEVARD S.E.
CITY OF ROANOKE, VIRGINIA
MAY 12, 1997
PROJECT# 97032



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

Timothy S. Nash 7-31-97
TIMOTHY S. NASH L.S.# 1881 DATE

Drawn	SJB	100	0	100	200	300	1"=100'
Designed	SJB/JDE						8-12-97
Checked	SJB/TBN						PROJECT: 97032
Approved	TBN						1 of 1

Scale 1" = 100'

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GARDEN CITY ESTATES