

| LEGEND |                       |
|--------|-----------------------|
| EX.    | EXISTING              |
| I.P.   | IRON PIN              |
| D.B.   | DEED BOOK             |
| M.B.   | MAP BOOK              |
| PG.    | PAGE                  |
| AC.    | ACRES                 |
| RKE.   | ROANOKE               |
| CO.    | COUNTY                |
| CO.    | UTILITY POLE          |
| OHU    | OVERHEAD UTILITY LINE |
| -X-    | FENCE LINE            |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| 1-2        | N 81°19'08" E | 385.50'  |
| 2-3        | N 60°33'08" E | 247.00'  |
| 3-4        | N 65°34'10" E | 270.15'  |
| 4-5        | N 74°58'02" E | 124.70'  |

## NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES AFFECTING THE PROPERTY NOT SHOWN HEREON.
- 3) THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0028 D, MAP NUMBER 51161C0028 D, DATED OCTOBER 15, 1993. "ZONE X".
- 4) THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE SUBDIVISION AND/OR ZONING ORDINANCES.
- 5) THE SUBJECT PROPERTY MAY BE AFFECTED BY AN EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED SEPTEMBER 15, 1939, AND RECORDED IN D.B. 269, PG. 99 IN THE CIRCUIT COURT OF ROANOKE COUNTY.
- 6) THE SUBJECT PROPERTY IS NOT AFFECTED BY AN EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA, DATED MARCH 15, 1948, AND RECORDED IN D.B. 390, PG. 80 IN THE CIRCUIT COURT OF ROANOKE COUNTY.
- 7) THE SUBJECT PROPERTY IS NOT AFFECTED BY AN EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER CO., DATED JANUARY 12, 1940, AND RECORDED IN D.B. 272, PG. 313 IN THE CIRCUIT COURT OF ROANOKE COUNTY.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 31, 1999, AT 2:45 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

*Ruth S. Holaday*  
DEPUTY CLERK

BOUNDARY SURVEY  
SHOWING  
54.563 AC.  
PROPERTY OF

**EMMA READ BOXLEY**

SITUATED ALONG READ MOUNTAIN ROAD, NE  
(VA SEC. RTE. 611) & THE TERMINUS OF  
MONTEREY ROAD, NE

CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 150'

DATE: 30 JULY 1999

**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS - SURVEYORS - PLANNERS  
ROANOKE, VIRGINIA

COMM. #99-197

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

*Timothy Hoelzle*  
TIMOTHY HOELZLE LS #1754

7-30-99  
DATE

