

**KNOW ALL MEN BY THESE PRESENTS TO WIT,**

THAT TROY Y. MILLER AND RHONDA MILLER ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 THRU 10 TO 1 INCLUSIVE WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNERS (TROY Y. MILLER) BY DEED DATED FEBRUARY 26, 1991 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1635, PAGE 836 AND ALL OF THE PROPERTY CONVEYED TO SAID OWNERS (TROY Y. MILLER AND RHONDA MILLER) BY DEED DATED JUNE 4, 1998 AND RECORDED IN AFORESAID CLERK'S OFFICE IN INSTRUMENT # 980007884, PAGE 369.

THE SAID OWNERS CERTIFY THAT THEY HAVE RESUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES DEDICATE THE HATCHED AREAS SHOWN HEREON TO THE CITY OF ROANOKE FOR STREET WIDENING PURPOSES. (SEE NOTE #12)

IN WITNESS WHEREOF, ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 16TH DAY OF AUGUST 2000.

**OWNERS,**

TROY Y. MILLER

RHONDA MILLER

STATE OF VIRGINIACOUNTY OF ROANOKE

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT TROY Y. MILLER AND RHONDA MILLER HAVE PERSONALLY APPEARED BEFORE ME

IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 16, 2000.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Thomas  
NOTARY PUBLIC

**NOTES:**

1. THIS PLAT IS BASED ON CURRENT FIELD SURVEY PERFORMED MAY 1, 2000.
2. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND EASEMENTS/ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
4. PROPERTY SHOWN HEREON ZONED RS3.
5. LEGAL REFERENCES - DEED BOOK 1635, PAGE 836, MAP BOOK 1, PAGE 1044 AND INSTRUMENT # 980007884, PAGE 369.
6. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL # 510130 0024 D, MAP # 51161C0024 D. (ZONE X)
7. THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCELS 6410203 AND 6410201.
8. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
9. THE OWNERS OF LOTS 1 AND 2 RESERVE THE RIGHT TO MAINTAIN THE EXISTING WELL ON TRACT "A" FOR WATER SYSTEM USE. THIS RIGHT SHALL BE ABANDONED UPON THE CONNECTION OF EACH LOT TO A PUBLIC WATER SYSTEM.
10. THE SEPTIC FIELD EASEMENTS SHOWN SHALL BE ABANDONED UPON THE CONNECTION OF EACH LOT TO A PUBLIC SEWER SYSTEM.
11. AREA (0.061 ACRES) BOUNDED BY CORNERS 1 TO 1A TO 9E TO 10 TO 1, INCLUSIVE, AND AREA (0.086 ACRES) BOUNDED BY CORNERS 5 TO 6 TO 6A TO 4A TO 5, INCLUSIVE, TO BE DEDICATED TO THE CITY OF ROANOKE FOR WIDENING PURPOSES.
12. ORIGINAL TAX # 6410203, 5.553 ACRES = DEED, 5.556 = ACTUAL. ORIGINAL TAX # 6410201, 5.57 ACRES = DEED, 5.577 = ACTUAL.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4355.67671	2332.07285
2	5362.34365	2741.17906
3	5101.92308	3230.95892
4	4549.31461	2890.43771
5	4157.08521	2648.73795
6	4221.27886	2516.34038
7	4409.54534	2596.19013
8	4430.36556	2605.84523
9	4482.86032	2505.14681
10	4290.65052	2414.90453
1	4355.67671	2332.07285
AREA = 11.133 AC.		

APPROVED,

For Paul Whorley  
AGENT, ROANOKE CITY PLANNING COMMISSION

8-16-00  
DATE

L. B. C. Colburn  
CITY ENGINEER, ROANOKE, VIRGINIA ACT

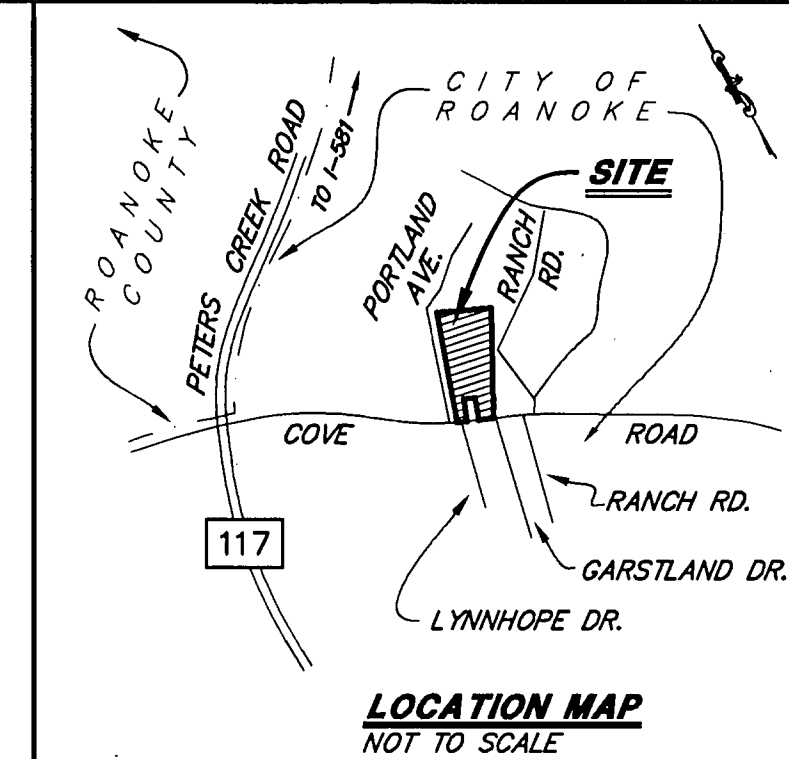
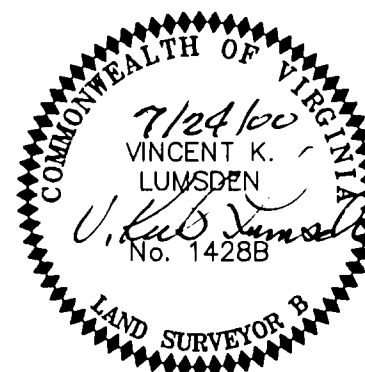
8-16-00  
DATE

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 16 2000 AT 3:25 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Patty Taylor  
DEPUTY CLERK

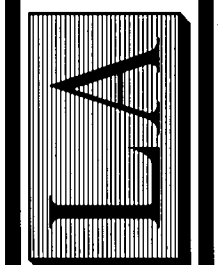
PLAT SHOWING THE RESUBDIVISION OF THE PROPERTY OF  
**TROY Y. MILLER**  
AND  
**RHONDA MILLER**  
CREATING HEREON NEW  
LOT 1 (0.305 AC.),  
NEW  
LOT 2 (0.201 AC.),  
NEW  
LOT 3 (0.408 AC.)  
AND NEW  
TRACT A (10.072 AC.)  
ALONG WITH  
0.147 AC. TO BE DEDICATED FOR STREET PURPOSES  
BEING A SUBDIVISION OF A  
5.556 AC. TRACT (D.B. 1635, PG. 836)  
(SHOWN IN M.B. 1, PG. 1044)  
AND A  
5.577 AC. TRACT (INST. # 980007884, PG. 369)  
SITUATED ALONG COVE ROAD, N.W.  
ROANOKE, VIRGINIA



PHONE (540) 774-4411  
FAX (540) 772-9445  
E-MAIL LUMSDENPC@AOL.COM

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

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



DATE: JULY 24, 2000  
SCALE: 1" = 100'  
COMM. NO.: 00-106  
CADD FILE: F:\001\00106\00106P.DWG  
SHEET 1 OF 2

BOUNDARY TABLE NEW LOT 1		
LINE	BEARING	DISTANCE
1A-1B	N22°07'00"E	199.46'
1B-1C	S63°42'43"E	89.06'
1C-1D	S23°30'49"W	33.70'
1D-9	S62°28'00"E	24.56'
9-A	S25°09'00"W	54.80'
9A-9B	N68°10'22"W	70.05'
9B-9C	S31°00'13"W	79.45'
9C-9D	S07°08'17"E	42.63'
9D-1A	N51°52'00"W	50.00'
AREA = 0.305 AC.		

BOUNDARY TABLE NEW LOT 2		
LINE	BEARING	DISTANCE
9D-9C	N07°08'17"W	42.63'
9C-9B	N31°00'13"E	79.45'
9B-9A	S68°10'22"E	70.05'
9A-9E	S25°09'00"W	131.88'
9E-9D	N51°52'00"W	56.72'
AREA = 0.201 AC.		

BOUNDARY TABLE NEW LOT 3		
LINE	BEARING	DISTANCE
6A-7	N22°59'00"E	179.47'
7-7A	S62°28'00"E	107.00'
7A-7B	S26°55'36"W	151.62'
7B-7C	S71°23'48"W	35.03'(CHD.)
7C-6A	N64°08'00"W	70.13'
AREA = 0.408 AC.		

BOUNDARY TABLE NEW TRACT A		
LINE	BEARING	DISTANCE
1B-2	N22°07'00"E	861.15'
2-3	S62°00'00"E	554.71'
3-4	S31°38'30"W	649.10'
4-4A	S31°38'32"W	435.59'
4A-7C	N64°08'00"W	80.80'
7C-7B	N71°23'48"E	35.03'(CHD.)
7B-7A	N26°55'36"E	151.62'
7A-7	N62°28'00"W	107.00'
7-8	N24°52'44"E	22.95'
8-1D	N62°28'00"W	138.12'
1D-1C	N23°30'49"E	33.70'
1C-1B	N63°42'43"W	89.06'
AREA = 10.072 AC.		

SEPTIC FIELD EASEMENT #1		
LINE	BEARING	DISTANCE
A-B	N26°77'17"E	30.00'
B-C	S63°42'43"E	30.00'
C-D	S26°77'17"W	30.00'
D-A	N63°42'43"W	30.00'
AREA = 0.021 AC.		

SEPTIC FIELD EASEMENT #2		
LINE	BEARING	DISTANCE
E-F	N68°10'22"W	38.00'
F-G	N31°00'13"E	45.00'
G-H	S68°10'22"E	38.00'
H-E	S31°00'13"W	45.00'
AREA = 0.039 AC.		

PORTION OF ORIGINAL TAX PARCEL # 6410203 TO BE DEDICATED TO THE CITY OF ROANOKE FOR STREET PURPOSES		
LINE	BEARING	DISTANCE
1-1A	N22°07'00"E	26.01'
1A-9E	S51°52'00"E	106.72'
9E-10	S25°09'00"W	25.66'
10-1	N51°52'00"W	105.31'
AREA = 0.061 AC.		

PORTION OF ORIGINAL TAX PARCEL # 6410201 TO BE DEDICATED TO THE CITY OF ROANOKE FOR STREET PURPOSES		
LINE	BEARING	DISTANCE
6-6A	N22°59'00"E	25.03'
6A-4A	S64°08'00"E	150.93'
4A-5	S31°38'32"W	25.13'
5-6	N64°08'00"W	147.14'
AREA = 0.086 AC.		