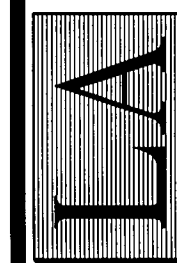


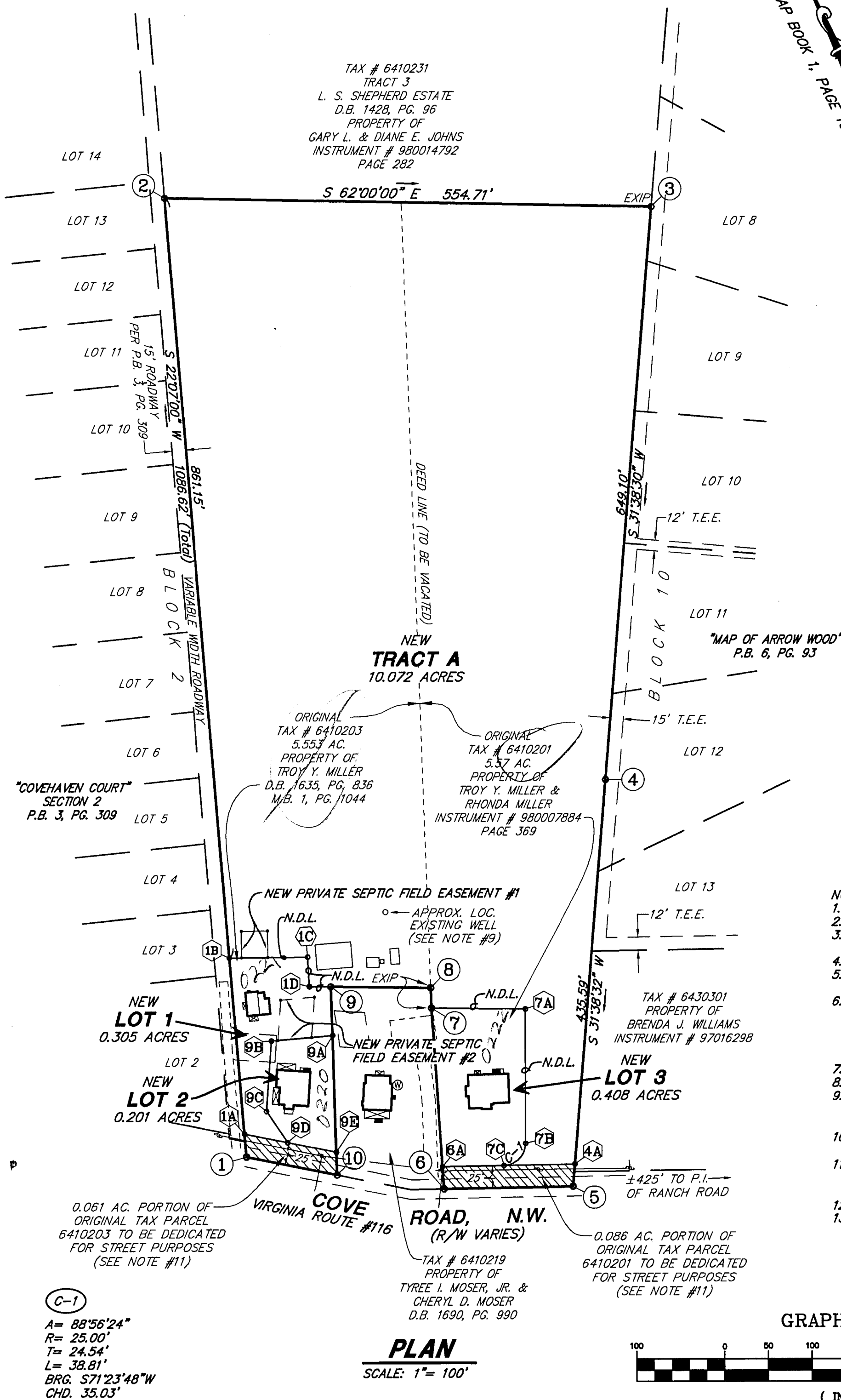
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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: JULY 24, 2000
SCALE: 1" = 100'
COM. NO.: 00-106
CADD FILE: F:\00\0006\0006P.DWG
SHEET 2 OF 2



- NOTES:
- THIS PLAT IS BASED ON CURRENT FIELD SURVEY PERFORMED MAY 1, 2000.
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND EASEMENTS/ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
 - PROPERTY SHOWN HEREON ZONED RS3.
 - LEGAL REFERENCES - DEED BOOK 1635, PAGE 836, MAP BOOK 1, PAGE 1044 AND INSTRUMENT # 980007884, PAGE 369.
 - 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)
 - THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCELS 6410203 AND 6410201.
 - THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
 - 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.
 - THE SEPTIC FIELD EASEMENTS SHOWN SHALL BE ABANDONED UPON THE CONNECTION OF EACH LOT TO A PUBLIC SEWER SYSTEM.
 - 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.
 - SEE SHEET 1 OF 2 FOR BOUNDARY TABLES.
 - ORIGINAL TAX # 6410203, 5.553 ACRES = DEED, 5.556 = ACTUAL.
ORIGINAL TAX # 6410201, 5.57 ACRES = DEED, 5.577 = ACTUAL.

LEGEND

EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
AC.	ACRES
R/W	RIGHT-OF-WAY
N.D.L.	NEW DIVISION LINE
T.E.E.	TELEPHONE & ELECTRIC EASEMENT

ENLARGEMENT
SCALE: 1" = 60'

BOUNDARY TABLE
TOTAL BOUNDARY

LINE	BEARING	DISTANCE
1-2	N22°07'00"E	1086.62'
2-3	S62°00'00"E	554.71'
3-4	S31°38'30"W	649.10'
4-5	S31°38'32"W	460.72'
5-6	N64°08'00"W	147.14'
6-7	N22°59'00"E	204.50'
7-8	N24°52'44"E	22.95'
8-9	N62°28'00"W	113.56'
9-10	S25°09'00"W	212.34'
10-1	N51°52'00"W	105.31'
AREA = 11.133 AC.		

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

