

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT READ MOUNTAIN NORTH DEVELOPMENT COMPANY, BY INSTRUMENT #990019349 ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 36 TO 1, INCLUSIVE.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS, AND ALSO DEDICATED TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC RIGHT-OF-WAY.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS, TRUSTEE, & BENEFICIARY

James E. Pansell

4/4/01

DATE:

DATE:

NOTES:

THIS SURVEY PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

FLOODNOTE:

CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AREA IS DESIGNATED AS FLOOD ZONE "X". ACCORDING TO FEMA MAP PANEL #51161C0044D. (DATED OCT. 15, 1993) THIS DETERMINATION IS BASED ON FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

CITY OF ROANOKE
STATE OF VIRGINIA

I, Cecile Holmes A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT James E. Pansell, President of Read Mountain North Development Company, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED March 10, 2000, REVISED April 2, 2001, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 4th DAY OF April 2001.

MY COMMISSION EXPIRES: 12-31-03

NOTARY PUBLIC: Cecile Holmes

CITY OF ROANOKE
STATE OF VIRGINIA

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT _____

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED _____ 2001, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____ 2001.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 4 DAY OF April 2001 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD 3:15 O'CLOCK P.M.

TESTE: Patty Taylor Deputy Clerk
CLERK

APPROVED:

AGENT, ROANOKE CITY PLANNING COMMISSION: James E. Pansell

CITY ENGINEER, ROANOKE, VIRGINIA

DATE: 4/4/2001

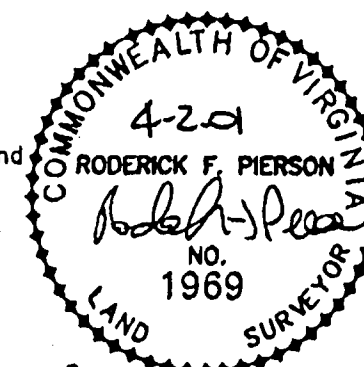
DATE: 4/4/2001

DATE:

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE CITY COUNCIL OF ROANOKE CITY, ON HIS BEHALF AND FOR AND ON ACCOUNT OF HIS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASES THE CITY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH SUCH OWNER, THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, MAY HAVE AGAINST THE CITY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGES STREET LINES AS MAY BE AGREED UPON IN THE FUTURE) ANY BY REASON AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

PIERSON ENGINEERING & SURVEYING
1332 ROANOKE ROAD
P.O. BOX 311
DALEVILLE, VA 24083
540.966.3027

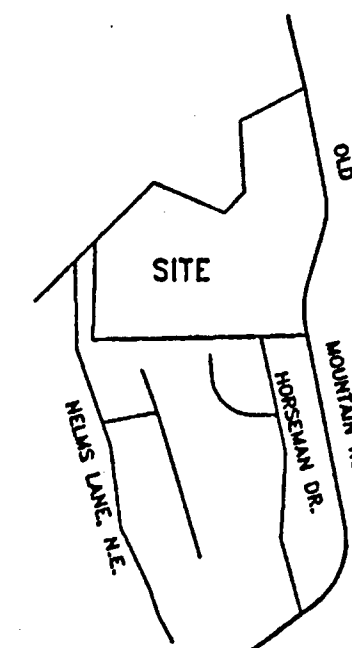
I, hereby certify that this survey to the best of my knowledge and belief, is correct and complies with the minimum standards and procedures established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



RODERICK F. PIERSON, LLS 1969

THIS IS AN ORIGINAL PLAT
AND HAS NOT BEEN REDUCED

M.B. 1 PG. 2228



VICINITY MAP

CURVE TABLE						
CURVE	LENGTH	RADIUS	TAN	DELTA	CH. BR.	CHORD
C85	4.55	225.00	2.28	01°09'31"	S48°45'30"W	4.55
C1	6.72	275.00	3.36	01°24'00"	S04°05'55"E	6.72
C2	57.03	275.00	28.62	11°52'37"	S02°31'32"W	56.93
C3	54.29	275.00	27.23	11°18'39"	S14°07'20"W	54.20
C4	26.41	275.00	13.22	05°30'09"	S22°31'46"W	26.40
C5	23.55	25.00	12.73	53°58'32"	N01°42'11"W	22.69
C6	38.12	60.00	18.63	34°29'42"	S11°26'27"E	35.58
C11	8.30	25.00	4.19	19°01'04"	S69°44'25"W	8.28
C12	15.24	25.00	7.66	34°56'21"	S42°45'23"W	15.01
C13	34.95	225.00	17.51	08°53'55"	S20°49'55"W	34.91
C14	61.14	225.00	30.78	15°34'07"	S08°35'53"W	60.95
C15	22.11	225.00	11.06	05°37'48"	S02°00'03"E	22.10
C16	55.81	275.00	28.05	11°38'53"	S08°16'46"E	55.81
C17	60.12	275.00	30.18	12°31'33"	S03°48'29"W	60.00
C18	50.81	275.00	25.48	10°35'12"	S15°21'51"W	50.74
C19	54.00	275.00	27.09	11°15'08"	S26°48'26"W	53.92
C20	56.00	275.00	28.10	11°40'08"	S38°16'03"W	55.91
C21	30.81	225.00	15.43	07°50'48"	N45°24'56"E	30.79
C22	25.13	275.00	12.57	05°14'08"	S46°43'13"W	25.12
C23	76.99	225.00	38.88	19°36'24"	N31°41'22"E	76.62
C24	56.23	225.00	28.26	14°18'04"	N14°43'39"E	56.08
C25	19.87	225.00	9.94	05°03'32"	N05°02'24"E	19.86
C26	23.55	25.00	12.73	53°58'32"	N24°28'23"W	22.69
C27	6.89	60.00	3.50	06°40'43"	S48°07'10"E	6.89
C28	54.72	60.00	29.43	52°15'01"	S18°39'31"E	52.84
C33	18.95	60.00	9.55	18°05'41"	N47°25'56"E	18.87
C34	23.55	25.00	12.73	53°58'32"	S28°29'42"W	22.69
C35	12.94	275.00	6.47	02°41'47"	N04°07'47"E	12.94
C36	54.22	275.00	27.20	11°17'46"	N10°47'34"E	54.13
C37	56.07	275.00	28.13	11°40'53"	N22°20'55"E	55.97
C38	52.07	275.00	26.11	10°50'54"	N33°38'18"E	51.99
C39	49.46	275.00	24.80	10°18'15"	N44°11'11"E	49.39
C41	73.88	225.00	37.28	18°48'50"	S38°46'19"W	73.55
C42	34.20	225.00	17.13	08°42'35"	S25°00'40"W	34.17
C43	36.98	225.00	18.53	09°25'02"	S15°56'54"W	36.94
C44	82.87	225.00	41.91	21°06'07"	S00°41'21"W	82.40
C45	16.66	225.00	8.34	04°14'36"	S11°58'57"E	16.66
C63	38.10	60.00	18.62	34°28'30"	S23°02'35"W	35.58
C64	35.52	60.00	18.30	33°54'56"	S57°14'16"W	35.00
C65	47.40	60.00	25.02	45°16'00"	N83°10'24"W	46.18
C66	45.75	60.00	24.05	43°41'18"	N38°42'02"W	44.65
C67	35.52	60.00	18.30	33°54'56"	N00°05'56"E	35.00
C68	65.13	60.00	36.19	62°11'44"	N48°09'11"E	61.98
C69	2.52	275.00	1.26	00°31'30"	S20°55'09"W	2.52
C70	54.59	60.00	29.35	52°08'00"	S33°31'53"W	52.73
C71	35.52	60.00	18.30	33°54'56"	S76°33'22"W	35.00
C72	35.52	60.00	18.30	33°54'56"	N69°31'43"W	35.00
C73	36.40	60.00	18.78	34°45'18"	N35°11'30"W	35.84
C74	58.85	60.00	32.04	56°11'54"	N10°17'11"E	56.52
C75	55.27	1934.88	27.64	01°38'12"	N23°39'39"E	55.27
C76	52.74	1934.88	26.37	01°33'42"	N21°05'22"E	52.74
C77	52.40	1934.88	26.20	01°33'06"	N18°35'12"E	52.40
C78	52.17	1934.88	26.09	01°32'42"	N16°05'51"E	52.17
C79	44.02	1934.88	22.01	01°18'13"	N13°48'27"E	44.02
C80	41.31	1934.81	20.66	01°13'24"	S13°49'50"W	41.31

THIS PLAT SUPERCEDES THE SUBDIVISION MAPS RECORDED IN MAP BOOK 1, PAGES 2197, 2198, AND 2199.
THIS PLAT CORRECTS ITEMS IN THE CURVE TABLE. Dated 04/02/2001

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
"READ MOUNTAIN NORTH DEVELOPMENT COMPANY"
RECORDED BY INSTRUMENT #990019349
FOR THE PROPERTY KNOWN AS
"READ MOUNTAIN NORTH"
SITUATE TO PROPERTY ON
HORSEMAN DRIVE N.E. AND GOLFVIEW DRIVE N.E.
CREATING HEREON LOTS 1 THRU 63 - PHASE I
CREATING HEREON LOTS 64 THRU 100 - PHASE II
SAID SUBDIVISION CONTAINS 31.786 ACRES TOTAL
29.00 ACRES IN LOTS & 2.78 ACRES IN R/W DEDICATION)
SITUATED AT THE NORTH END OF PLAYER DRIVE, N.E.

CITY OF ROANOKE
JUNE 20, 2000, REVISED APRIL 2, 2001

SHEET 1 OF 3
SCALE 1" = 100'

0 100' 200'

M.B.1 PG. 2228