

THIS IS AN ORIGINAL PLAT  
AND HAS NOT BEEN REDUCED

M.B. 1 PG. 2415

VICINITY MAP  
N.T.S.

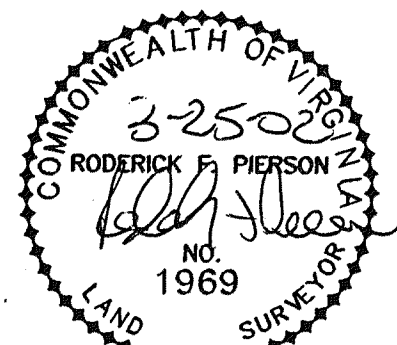
SITE

CURVE TABLE:

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	25.00'	23.79'	38.03'	87°09'19"	34.47'	N 74°40'00"E
C-2	255.00'	11.01'	22.01'	4°45'29"	22.00'	S 64°08'04"E
C-3	235.00'	35.31'	70.21'	15°10'45"	70.00'	S 74°06'11"E
C-4	265.00'	37.13'	73.78'	15°57'08"	73.54'	S 69°40'07"E
C-5	265.00'	30.11'	59.96'	12°57'47"	59.83'	N 75°52'25"E
C-6	265.00'	7.65'	15.30'	03°18'27"	15.30'	N 67°44'19"E
C-7	25.00'	17.28'	30.24'	69°17'59"	28.43'	S 76°25'31"E
C-8	55.00'	38.21'	66.79'	69°34'50"	62.76'	S 76°33'56"E
C-9	55.00'	35.78'	63.44'	66°05'25"	59.98'	S 35°35'56"W
C-10	5.00'	29.32'	53.88'	56°07'40"	51.75'	N 25°30'37"W
C-11	155.00'	13.62'	27.17'	10°40'24.43"	27.14'	S 73°56'50"W
C-12	215.00'	44.06'	86.92'	23°09'51"	86.33'	S 77°21'14"W
C-13	215.00'	56.22'	109.98'	29°18'30"	108.78'	N 76°24'35"W
C-14	55.00'	28.31'	52.29'	54°28'29"	50.34'	N 80°48'41"W
C-15	55.00'	16.54'	32.14'	33°28'50"	31.68'	S 55°12'39"W
C-16	25.00'	9.22'	17.67'	40°29'57"	17.31'	N 58°43'12"E
C-17	55.00'	28.31'	52.29'	54°28'29"	50.34'	N 80°48'41"W

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

CITY OF ROANOKE  
STATE OF VIRGINIA

I, SHARON LOAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Linda McMillan WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 2002, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 27 DAY OF March 2002.

MY COMMISSION EXPIRES: 2-28-03

NOTARY PUBLIC: Sharon Loar

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 2nd DAY OF April 2002 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD 9:07 O'CLOCK A.M.

TESTE: Karina Bowen  
CLERK

APPROVED: John James Smith 4/1/2002  
AGENT, ROANOKE CITY PLANNING COMMISSION: DATE:  
Don J. Bruce 4/1/2002  
CITY ENGINEER, ROANOKE, VIRGINIA 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:

A PORTION OF THE CAPTION PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. AREA IS DESIGNATED AS FLOOD ZONE "AE". ACCORDING TO FEMA MAP PANEL #51161C0023D. (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.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT Linda G. McMillan, BY WILL BOOK 000002330, ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 11 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 15.2-224J 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

Linda G. McMillan 3/27/02  
DATE:

DATE:

PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY  
VIOLA C. KESSLER ESTATE  
RECORDED IN D.B. 904, PG.29 (ROANOKE CO)  
FOR THE PROPERTY KNOWN AS  
"KESSLER ESTATES"

SITUATED ALONG  
GREEN RIDGE ROAD, N.W.  
CREATING HEREON LOTS 1 THRU 17  
SAID SUBDIVISION CONTAINS 6.603 ACRES TOTAL  
(5.679 ACRES IN LOTS & 0.921 ACRES IN R/W DEDICATION)  
CITY OF ROANOKE  
FEBRUARY 20, 2002  
SHEET 1 OF 2

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 GRAD. 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.