

KIRKLAND DRIVE N.W. REVERT TO ADJOINING LOT OWNERS 180.0' TO P.I. OF GLENROY STREET 50' R/W WHENEVER SAID ROAD IS EXTENDED. M.B.1 PG.116 645°04'00"€ 120.00' TOTAL 20.00 60.00 3/8" 5/8" 1/2" REBAR REBAR REBAR FND. FND. - 5' X 7' PORCH 30' MINIMUM BUILDING LINE CÓVERÉD EXISTING CONGRETE 1-STORY BRICK CARPORT HOUSE +3008 42.1' LOT 6 LOT 3 BLOCK 4 BASEMENT-BLOCK 4 NOW OR FORMERLY ENTRANCE NOW OR FORMERLY DONALD W. GUERRANT DERRICK D. PAYNE AND TERRI G. GUERRANT INSTRUMENT *99001372 LOT 5 INSTRUMENT +01007355 1.M. +2480703 BLK. 4 GLENAVON BLK. 4 GLENAVON T.M. +2480706 D.B.1493 PG.1543 D.B. 1394 PG. 194 1.M. *2480705 T.M. +2480704 NEW LOT 5A AREA 18000 SQ.FT. 0.413 ACRE 29' EXISTING METAL STORAGE SHED DRAINAGE DITCH EASEMENT 60.00' 60.00' 1/2" IRON 1/2" REBAR N45 04'00"W 120.00' TOTAL PIN FND. W/CAP FND.

> NOW OR FORMERLY WESTWIND II ASSOCIATES D.B. 1510 PG. 178 T.M. +2480160

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED NORTH 10000.0000 0000.0000 10084.9515 9915.2460 9809.0566 9979.0090 9893.8106 9894.0575 10000.0000 | 10000.0000

LAT. / DEP. MISCLOSURE 0.00' 0.00' LINEAR MISCLOSURE = 0.00'

areas

OLD LOT 4 = 9000 S.F. OLD LOT 5 = 9000 6.F.

NEW LOT 5A = 18000 G.F.

REFERENCES

1. CHARLES M. OLLIE AND JANIE T. OLLIE 0.0.1394 PG.194 T.M. *2480705 0.0.1493 PG.1543 T.M. *2480704

2. MAP OF GLENAVON BY: DAVID DICK DATE: AUGUST 30, 1958 SCALE: 1"=100' M. B. 1 PG. 116

NOTES

- 1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2. THIS SURVEY WAS PERFORMED WITH OUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES ON THE SUBJECT PROPERTY SHOWN.
- 3. APPROVAL HEREOF BY THE ROANOKE CITY SUBDIVISION AGENT 15 FOR PURPOSES OF ENGURING COMPLIANCE WITH THE ROANOKE CITY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
- 4. SUBJECT PROPERTIES ARE LOCATED IN ZONE X, AREA OUTSIDE OF THE 500 YR. FLOOD PLAIN. FEMA MAP NO. 51161 CO024 D. DATE: OCT 15, 1993
- 5. ALL EASEMENT AND LOT DIMENSIONS REFERENCED TO MAP OF GLENAVON M.B. 1 PG. 116

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 1:360 CLOCK P.M. ON June 70 , 2002

GRAPHIC SCALE - 1" = 20'

NO. 2273 DSURVE SURV

KNOW ALL MEN BY THESE PRESENT, TO WIT:

CHARLES M. OLLIE AND JANIE T. OLLIE ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE RE SUBDIVIDED

THE SAID FEE SIMPLE OWNERS CERTIFY THAT THE RE SUBDIVISION SHOWN HEREON IS ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950 15.2-2240 THRU 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 29 PAY OF 2002.

Janie T. Ollie JANIE T. OLLIE

STATE OF VIRGINIA

THIS SEGMENT OF THE 80.0' DIA. TURN-AROUND OUTSIDE THE 50'

WIDTH OF KIRKLAND DRIVE SHALL

COMMONWEALTH AT LARGE I, LINDA T. NAFF A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREDY CERTIFY THAT THE PERSONS LISTED ABOVE SIGNED
THE FOREGOING WRITING DATED MAY 29, 2002 AND DID PERSONALLY
APPEAR DEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED
THE SAME ON 772, 39, 2002, IN THE CITY OF ROANOKE

MY COMMISSION EXPIRES Opril 30 2005

NOTARY PUBLIC

COMMISSIONED IN THE CITY OF ROANOKE

APPROVED: CITY ENGINEER, CITY OF ROANOKE / DATE

STATE OF VIRGINIA COMMONWEALTH AT LARGE

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT THE PERSONS LISTED ABOVE SIGNED THE SAME ON 2002

MY COMMISSION EXPIRES ____

NOTARY PUBLIC

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COMBINATION MAP MADE FOR

CHARLES M. OLLIE AND JANIE T. OLLIE SHOWING ORIGINAL LOT 4 AND 5, BLOCK 4, MAP OF GLENAVON M.D.I PG.116, DEING COMDINED CREATING HEREON LOT 5A CONTAINING 0.413 ACRE

ROANOKE, VIRGINIA

DRN BY: JAL/1L DATE: 04-02-02 SHEET | OF | JOB: 200-2019 DATE: 05-24-02 | SCALE: 1" = 20'

CARDINAL POINT SERVICES, INC.

A PROFESSIONAL CORPORATION PHONE: 540-561-0856

5185 PETERS CREEK ROAD, SUITE 200 ROANOKE, VIRGINIA 24019

FAX: 540-561-0858