

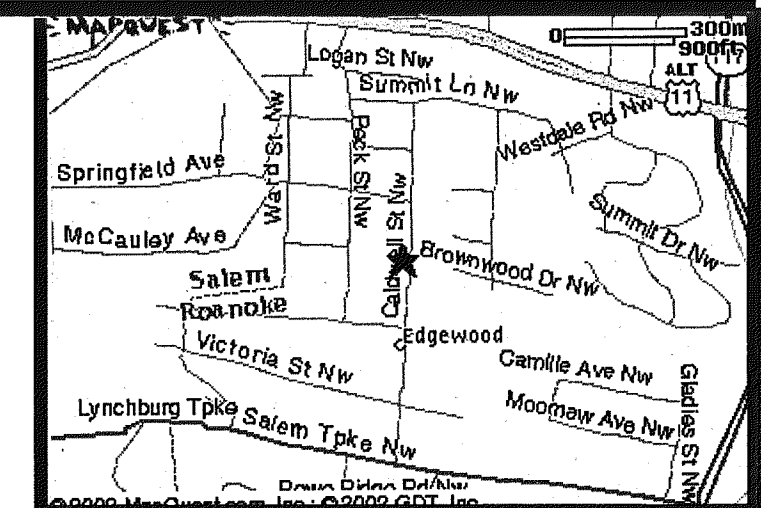
NOTES:

- DEED REFERENCE: INST.NO. 020003527  
OWNER: ROUNT & ASSOCIATES INC.  
TAX MAP NO. 6090428
- NO TITLE REPORT FURNISHED
- IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY LIES IN H.U.D.FLOOD HAZARD ZONE X  
FIRM PANEL NO. 51161C0041D
- THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY AND THEREFORE MAY NOT CONFORM TO EXISTING DEEDS AND PLATS OF RECORD.
- PROPERTY IS ZONED RS-3
- THIS PLAT HEREBY DEDICATES 10' ALONG  
SPRINGFIELD AVENUE FOR STREET PURPOSES.



P.B. 1 PAGE 122

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	98°39'00"	25.00'	43.04'	29.09'	S36°10'30"E	37.92'



VICINITY MAP (NOT TO SCALE)

POINT	NORTHING	EASTING
1	5589.419	5125.486
2	5255.150	5099.163
3	5276.797	4870.199
4	5476.181	4885.891
5	5463.947	5015.314
6	5637.254	5029.360
7	5620.029	5103.103

TAX MAP NO. 6090423  
FRANK AKERS  
INST. NO. 990007107

TAX MAP NO. 6090425  
DAVID ALLEN LOVERN  
DEED BOOK 1535 PAGE 1269

TAX MAP NO. 6090426  
JOHN D. RICE II  
DEED BOOK 1779 PAGE 304

TAX MAP NO. 6090430  
DAVID P. & DONNA M. GOFF  
INST. NO. 990015770

TAX MAP NO. 6090431  
ERNEST L. & MARY S. CALDWELL  
DEED BOOK 1564 PAGE 1185

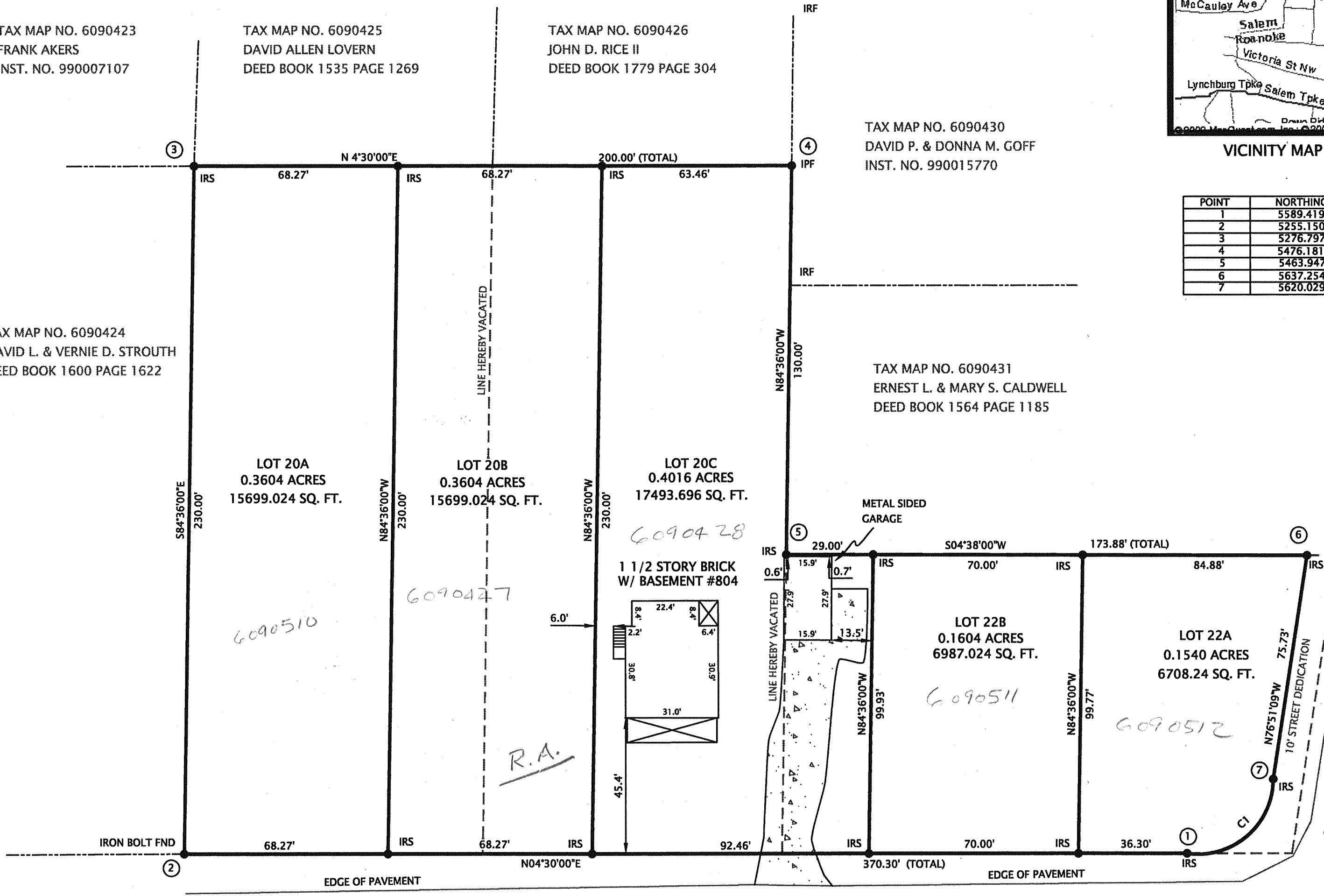
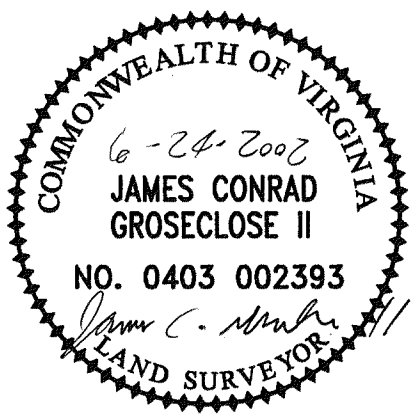
TAX MAP NO. 6090424  
DAVID L. & VERNIE D. STROUTH  
DEED BOOK 1600 PAGE 1622

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT \_\_\_\_\_ O'CLOCK P.M. ON THIS 25 DAY OF June, 2002, IN MAP BOOK 1, PAGE 2461

TESTE: Arthur B. Crush III  
CLERK  
James C. Groseclose II  
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James C. Groseclose II 2393  
SURVEYOR LIC. NO



SPRINGFIELD AVE N.W. 30' R/W (EXISTING)

CALDWELL STREET N.W. 40' R/W



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROUNT & ASSOCIATES INC. ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NO 020003527

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETOR OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

W. E. Rount Pres.  
NAME (OWNER)

NOTARY STATEMENT

STATE OF VA, COUNTY/CITY OF SALEM.  
I, Debra Sumner A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT W. E. Rount WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25 DAY OF June, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Debra Sumner February 28, 2003

APPROVED:

Philip C. Schmitt  
ENGINEER, CITY OF ROANOKE

6-25-02

James C. Groseclose II  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

6/25/2002

RE-SUBDIVISION

ON THE PROPERTY OF  
ROUTT & ASSOCIATES INC.  
EDGEWOOD SUBDIVISION  
CITY OF ROANOKE, VIRGINIA  
SCALE: 1"=30' JUNE 24, 2002  
JAMES C. GROSECLOSE II  
528 SLATE SPRING BRANCH ROAD  
WYTHEVILLE, VIRGINIA (276)621-4685