

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.59	N05°57'25"W

THIS IS AN ORIGINAL PLAT
AND HAS NOT BEEN REDUCED

M.B. 1 PG. 2510

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.
2. ALL LOTS WILL HAVE A 30' MINIMUM BUILDING LINE.

NOTE "A" 15' INGRESS/EGRESS EASEMENT TO WELL LOT (0.342 ACRES)
VACATED BY D.B. 1373, PG. 640

NOTE "B" 15' T.&E. E.

Mary Scott McCutchen
D.B. 1571 PG. 607
TAX# 39.01-1-13

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT READ MOUNTAIN NORTH DEVELOPMENT COMPANY, BY INSTRUMENT #930019349 & 01001125, ARE THE FEE SIMPLE OWNERS OF THE PARCELS OF LAND SHOWN HEREON BOUND BY CORNERS 1 THRU 17 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 DEDICATE 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 SUBMITTED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 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

Terry E. Parrell

8-5-02

DATE:

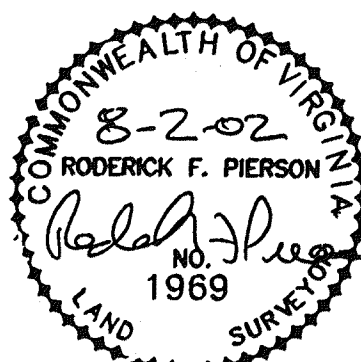
DATE:

CURVE TABLE						
CURVE	LENGTH	RADIUS	TAN	DELTA	CH. BR.	CHORD
C1	6.72	275.00	3.36	01°24'00"	N04°08'28"W	6.72
C2	18.87	175.00	9.45	06°10'52"	N03°25'38"E	18.87
C3	44.44	175.00	22.40	14°35'21"	N13°48'44"E	44.44
C4	11.16	175.00	5.58	03°39'16"	N22°56'04"E	11.16
C5	18.58	175.00	9.30	06°05'10"	N27°48'19"E	18.58
C6	22.34	175.00	11.19	07°19'09"	N34°30'28"E	22.34
C7	15.58	177.81	7.80	05°01'19"	N36°59'27"E	15.58
C8	26.07	177.81	13.07	08°24'29"	N30°24'03"E	26.07
C9	32.39	175.00	16.24	10°36'17"	S32°51'54"W	32.34
C10	52.64	225.00	26.44	13°24'18"	S31°27'54"W	52.52
C11	71.65	225.00	36.13	18°14'42"	S15°38'24"W	71.35
C12	37.27	225.00	16.72	12°28'28"	S01°45'59"W	37.27
C13	11.67	225.00	5.25	01°09'31"	S04°28'15"E	11.67
C14	53.11	225.00	35.25	06°17'33"	S14°03'54"E	59.11

POINT	NORTHING	EASTING
1	5000.000	5000.000
2	4951.930	5101.779
3	4590.281	4927.985
4	4415.905	4899.156
5	4275.973	4894.192
6	4129.486	4901.720
7	4101.411	4773.314
8	4258.045	4763.676
9	4255.829	4689.910
10	4293.680	4553.732
11	4568.556	4578.278
12	4687.747	4590.537
13	4651.804	4715.563
14	4772.572	4763.679
15	4877.194	4817.926
16	4976.318	4936.906
17	4961.992	4965.553
1	5000.000	5000.000

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, Cecilia Holmes, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Terry E. Parrell, President of Read Mountain North Development Company, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 8-2-02, 2002, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 5th DAY OF August, 2002.

MY COMMISSION EXPIRES: 12-31-2003

NOTARY PUBLIC: Cecilia Holmes

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 08th DAY OF October, 2002 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD 4:20 O'CLOCK P.M.

TESTE: Jarvis B. Bomer
CLERK

APPROVED: Terry E. Parrell 9.25.2002
AGENT, ROANOKE CITY PLANNING COMMISSION: David C. Swine 10.4.02
CITY ENGINEER, ROANOKE, VIRGINIA

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.

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
"READ MOUNTAIN NORTH DEVELOPMENT COMPANY"
RECORDED BY INSTRUMENT #390019349 & 01001125,
FOR THE PROPERTY KNOWN AS
"READ MOUNTAIN NORTH"
SITUATE TO PROPERTY ON
NELMS LANE N.E.
CREATING HEREON LOTS 100 THRU 122 - PHASE II
SAID SUBDIVISION CONTAINS 5.29 ACRES TOTAL
(4.38 ACRES IN LOTS & 0.90 ACRES IN R/W DEDICATION)

CITY OF ROANOKE
August 2, 2002

SHEET 1 OF 1
SCALE 1" = 100'

