

TAX #2170325  
PROPERTY OF  
BETTY T. STONE  
D.B. 1780, PG. 1116

TAX #2170306  
PROPERTY OF  
ROBERT L. EPPERLY &  
RUTH M. EPPERLY  
D.B. 1781, PG. 67

TAX #2170307  
PROPERTY OF  
JAMES W. HULL &  
MARY ALICE HULL  
D.B. 1768, PG. 1302

TAX #2170308  
PROPERTY OF  
RICHARD L. BROOKS &  
KRISTIN C. BROOKS  
D.B. 1772, PG. 105

TAX #2170309  
PROPERTY OF  
MARVIN B. HARTMAN &  
MARY E. HARTMAN  
INSTRUMENT #010001488

EX. I. PIPE  
2

EX. CHAIN  
LINK FENCE

2A  
SET I.P.

OLD LOT LINE  
BETWEEN LOTS 1 & 2  
MAP BOOK 1, PAGE 2487  
HEREBY VACATED

NEW LOT 1A  
0.445 ACRES  
19,371 S.F.

NEW LOT 2A  
0.228 ACRES  
9,946 S.F.

TAX #2170304  
PROPERTY OF  
JAMES R. COLEMAN  
INSTRUMENT #020000425

TAX #2170339  
PROPERTY OF  
KAREN DALE MATHIS  
W.B. 43, PG. 1061  
D.B. 1538, PG. 547

1A  
EX. I.P.

1  
EX. I. PIPE

APCO POLE  
#206-570

OAKLAWN AVENUE, N.W.

3B  
SET I.P.

APCO POLE  
#206-569

3A  
SET I.P.

4  
EX. I.P.

AREA DEDICATED TO THE  
CITY OF ROANOKE AND SET  
APART FOR PUBLIC STREETS  
0.034 ACRES  
1,471 S.F.

SETBACK ORDINANCE  
NO. 10917, DATED  
JANUARY 22, 1951.

# BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	4843.20552	5113.80292
3	4763.11450	4957.23705
4	4932.70795	4870.01548
1	5000.00000	5000.00000

TOTAL AREA = 0.707 Ac. (30,789 S.F.)

## LEGEND

D.B.	-	DEED BOOK
W.B.	-	WILL BOOK
S.F.	-	SQUARE FEET
I.P.	-	IRON PIN
I. PIPE	-	IRON PIPE
EX.	-	EXISTING
OHE	-	OVERHEAD ELECTRIC
OHT	-	OVERHEAD TELEPHONE
OHTV	-	OVERHEAD CABLE TELEVISION
OHE, T & TV	-	OVERHEAD ELECTRIC, TELEPHONE AND CABLE TELEVISION

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

REVISED PLAT OF SURVEY  
SHOWING  
THE RESUBDIVISION OF  
THE PROPERTY (0.707 ACRES) OF  
JOHN W. MARTIN AND  
ROSEMARY B. MARTIN

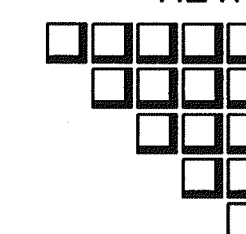
BEING A REVISION TO PLAT OF SURVEY  
RECORDED AT MAP BOOK 1, PAGE 2487 AND  
BEING ORIGINAL TAX PARCEL 2170305  
INSTRUMENT #000005914  
CREATING HEREON

NEW LOT 1A (0.445 Ac.) AND  
NEW LOT 2A (0.228 Ac.)

AND DEDICATING TO THE CITY OF ROANOKE  
AREA SET APART FOR PUBLIC STREETS (0.034 Ac.)

SITUATED ADJACENT TO OAKLAWN AVENUE, N.W.  
CITY OF ROANOKE, VIRGINIA

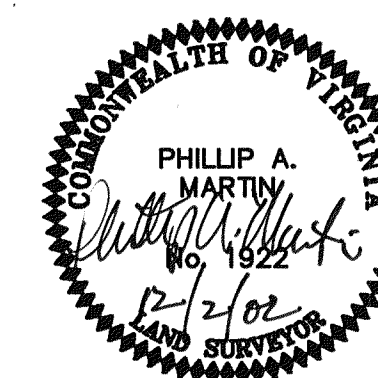
SCALE: 1" = 20' DATE: 13 JULY 2002  
REVISED DATE: 2 DECEMBER 2002



Phillip A. Martin  
Civil Engineer - Land Surveyor  
Bent Mountain, Virginia

## NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. ZONE "X" MAP #51161C0024 D, DATED 10/15/93.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT IS A REVISION OF THE ORIGINAL PLAT OF SURVEY SHOWING SUBDIVISION OF THE PROPERTY (0.707 ACRES) OF JOHN W. MARTIN AND ROSEMARY B. MARTIN AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGE 2487.
- THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL #2170305, BEING A 0.707 ACRE PARCEL, DEDICATES TO THE CITY OF ROANOKE 0.034 ACRES AS SET APART FOR PUBLIC STREETS, AND CREATES HEREON NEW LOT 1A (0.445 ACRES) AND NEW LOT 2A (0.228 ACRES).



THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

10245 BENT MOUNTAIN ROAD BENT MOUNTAIN, VIRGINIA 24059  
PHONE (540) 929-9202