

APPROVED:

[Signature] 5/12/2003
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

[Signature] 5/12/03
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 9:15 AM O'CLOCK ON THIS 13th DAY OF May, 2003.

TESTEE: ARTHUR B. CRUSH, III, CLERK

[Signature]
DEPUTY CLERK

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	300.00'	239.14'	126.33'	232.86'	S 21°29'48" E
C2	300.00'	73.30'	36.83'	73.12'	S 05°39'36" E
C3	300.00'	128.16'	65.07'	127.19'	S 24°53'55" E
C4	300.00'	37.68'	18.86'	37.65'	S 40°44'07" E
C5	340.00'	156.66'	79.74'	155.27'	N 31°08'01" W
C6	340.00'	17.49'	8.75'	17.49'	N 42°51'34" W
C7	340.00'	70.86'	35.56'	70.73'	N 35°24'54" W
C8	340.00'	68.30'	34.27'	68.19'	N 23°41'21" W

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT GEORGE P. BARON, JR. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 25, 2001 AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBER 010010748.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL OF THE THE EASEMENTS WITHIN THE BOUNDARY FOR PUBLIC USE.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 12 DAY OF May, 2003.

GEORGE P. BARON, JR., OWNER
BY: *[Signature]*
GEORGE P. BARON, JR.

STATE OF VIRGINIA
County of Roanoke
I, Linda T. Smiley, NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT GEORGE P. BARON, JR., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED May 12, 2003, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID Jurisdiction AND STATE AND ACKNOWLEDGED THE SAME ON May 12, 2003.

MY COMMISSION EXPIRES ON March 31, 2007.
[Signature]
NOTARY PUBLIC

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ARE ASSUMED

CORNER	NORTHING	EASTING
1	5,040.41455	5,190.55948
2	4,975.51078	5,006.59689
3	4,986.75967	5,005.81903
4	5,147.96586	4,932.73303
5	5,183.26737	4,903.86846
6	5,184.11159	4,915.17155
7	5,206.00225	4,907.20387
8	5,251.88801	4,841.67146
9	5,324.66010	4,823.52693
10	5,413.37453	4,831.79368
11	5,428.61303	4,987.20790
12	5,211.94945	5,072.53985
13	5,173.32399	5,110.27675
1	5,040.41455	5,190.55948

LEGEND

EX. EXISTING
M.B. MAP BOOK
PG. PAGE
P.B. PLAT BOOK
S.S.E. SANITARY SEWER EASEMENT
D.E. DRAINAGE EASEMENT
Sq.Ft. SQUARE FEET
M.B.L. MINIMUM BUILDING LINE
R/W RIGHT-OF-WAY
S.W. SOUTH WEST

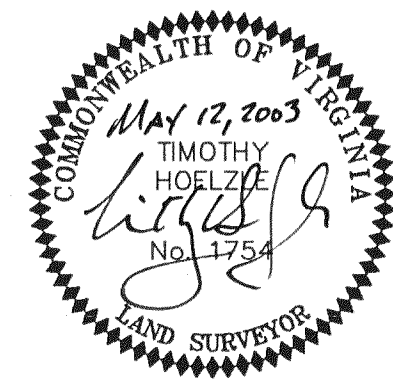
NOTES:

1. A PORTION OF THIS PROPERTY DOES LIE 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 #51161C0044 D, DATED OCTOBER 15, 1993, COMMUNITY PANEL NUMBER 510130 0044 D, AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATION. FLOOD ZONE "X" AND "AE".
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE 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 RESUBDIVISION.
6. THIS PLAT IS A SUBDIVISION OF THE CITY OF ROANOKE TAX MAP NUMBERS 1630902 AND 1630904
7. LEGAL REFERENCE: INSTRUMENT NUMBER 010010748.
8. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
1-2	S 70°34'00" W	195.08'
2-3	N 03°57'21" W	11.28'
3-4	N 24°23'17" W	177.00'
4-5	N 39°16'17" W	45.60'
5-6	N 85°43'43" E	11.33'
6-7	N 20°00'01" W	23.30'
7-8	N 55°00'01" W	80.00'
8-9	N 14°00'01" W	75.00'
9-10	N 05°19'25" E	89.10'
10-11	N 84°24'00" E	156.16'
11-12	S 21°29'48" E	232.86'
12-13	S 44°20'00" E	54.00'
13-1	S 31°08'01" E	155.27'

Area: 78,045 Sq. Ft. 1.7917 Acres



PLAT OF SUBDIVISION FOR
GEORGE P. BARON, JR.
CREATING HEREON
"BEVERLEY HEIGHTS"
LOTS 1 THRU 5
BEING A SUBDIVISION OF
THE WESTERLY PORTION OF TRACT "D"
MAP No. 3 WESTHAMPTON (M.B. 1, PG. 36)
SITUATED ALONG BEVERLEY BOULEVARD, S.W.
CITY OF ROANOKE, VIRGINIA

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ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

DATE: April 10, 2003
SCALE: 1" = 50'
COMM. NO.: 02-332
CADD FILE: I:\2002\02332\Sur\02332bas.dwg

SHEET 1 OF 1