

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT TO BE SUBDIVIDED, AND 1.69 AC. ON MCNEIL DR. DEDICATED FOR PUBLIC R.O.W. WE FURTHER CERTIFY THAT L.M.W., P.C. SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO THE CITY OF ROANOKE, BY DEED RECORDED IN DEED BOOK 230 PAGE 403 AT ROANOKE CO., VIRGINIA.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF, IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 15th DAY OF May, 2003

Darlene L. Burcham 5-15-03
DARLENE L. BURCHAM CITY MANAGER
CITY OF ROANOKE DATE

STATE OF VIRGINIA
City of Roanoke

I, Sharon Mougis A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Darlene L. Burcham City Manager OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED May 15, 2003 DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 15, 2003.

MY COMMISSION EXPIRES 3-31, 2007
Sharon Mougis
NOTARY PUBLIC

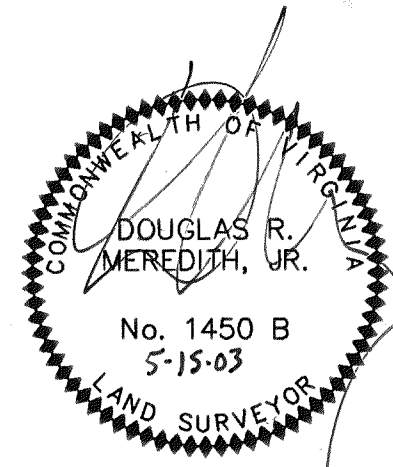
APPROVED: Philip C. Osburn 5/15/2003
AGENT CITY OF ROANOKE PLANNING COMMISSION DATE
Philip C. Osburn 5-15-03
CITY OF ROANOKE - CITY ENGINEER DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 15th DAY OF May, 2003 AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED TO RECORD AT 2:00 O'CLOCK P.M.

TESTEE: Jaunna Bower
Clerk

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
 2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
 3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
 4. ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
 5. FEMA FLOOD ZONE: 'X' MAP NO. 51161C0044D
 6. LEGAL REFERENCE: ROANOKE CO. DB 230 PG 403.

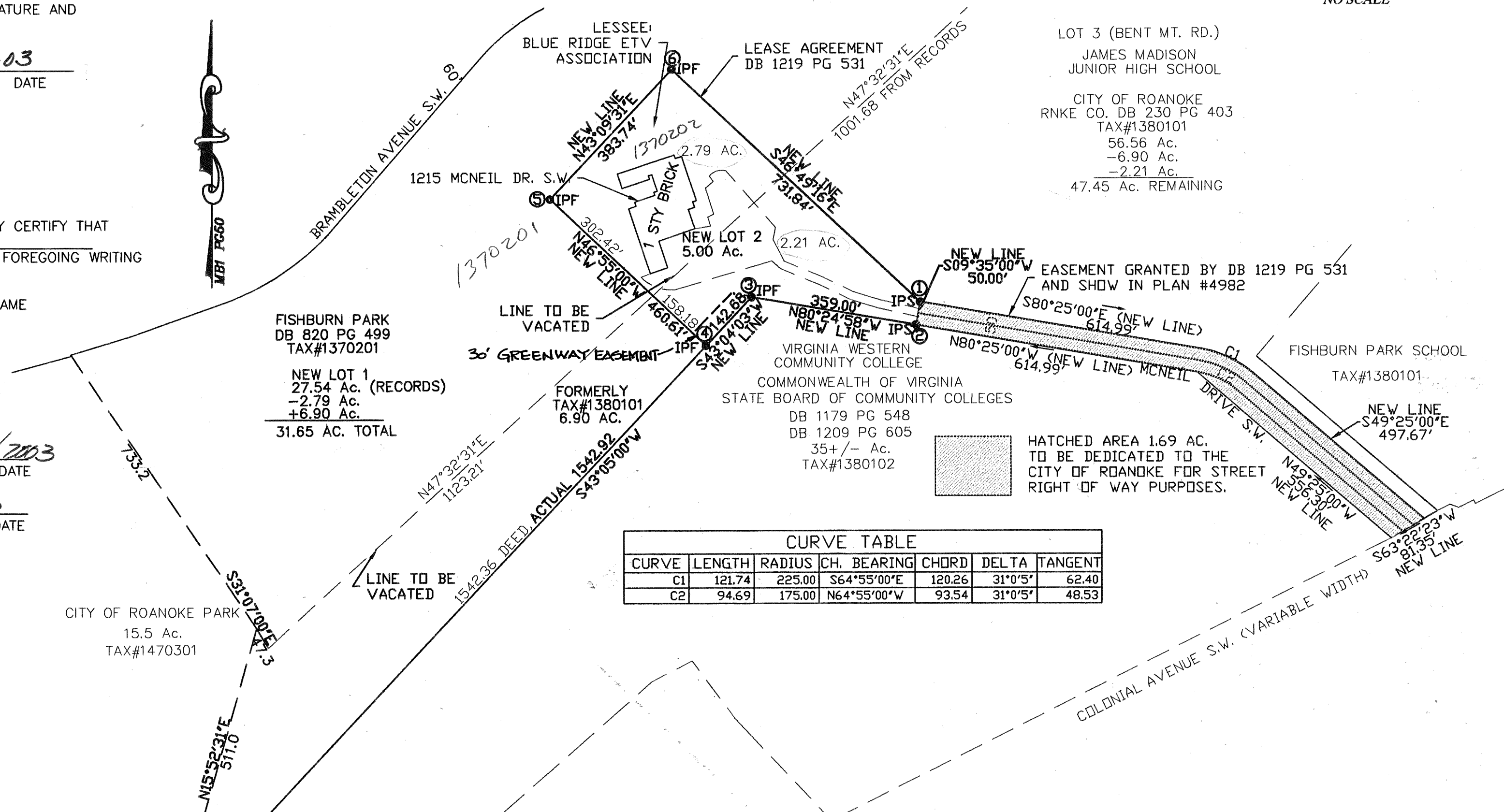
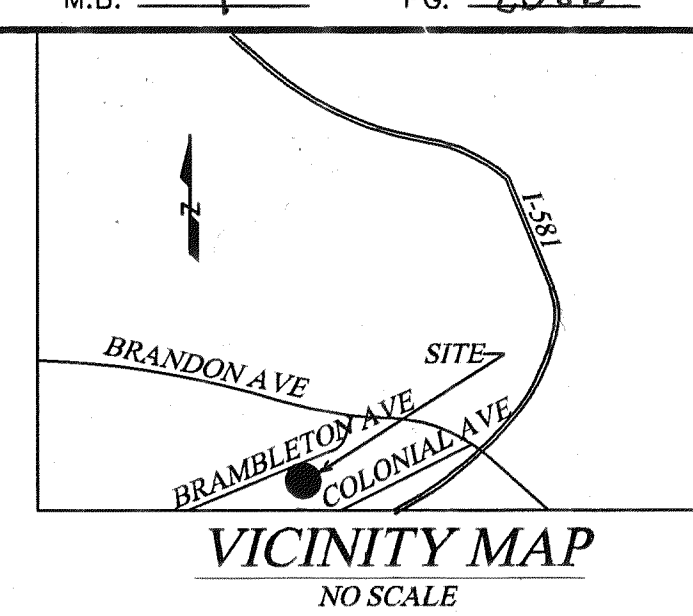
L.M.W. P.C.
ENGINEERING • ARCHITECTURE • SURVEYING
(540) 345-0675 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013



I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
DATE: 5/15/03

POINT	NORTHING	EASTING
1	4715.6395	5662.1386
2	4666.3373	5653.8146
3	4726.1077	5299.8252
4	4621.8729	5202.3948
5	4936.4978	4865.9832
6	5216.4219	5128.4691
1	4715.6395	5662.1421

NOTE: THIS IS AN ORIGINAL DRAWING AND HAS NOT BEEN REDUCED



CURVE TABLE					
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD	DELTA
C1	121.74	225.00	S64°55'00"E	120.26	31°0'5"
C2	94.69	175.00	N64°55'00"W	93.54	31°0'5"

LEGEND

- SURVEYED PROPERTY LINE
- - - DEED LINE
- SET REBAR
- EXISTING IRON FOUND
- ⊙ END OF LINE/CURVE
- NOTHING FOUND, NOTHING SET.

GRAPHIC SCALE
0 200
(IN FEET)
1 inch = 200 ft.

LOT 3 (BENT MT. RD.)
JAMES MADISON JUNIOR HIGH SCHOOL
CITY OF ROANOKE
RNKE CO. DB 230 PG 403
TAX#1380101
56.56 Ac.
-6.90 Ac.
-2.21 Ac.
47.45 Ac. REMAINING

EASEMENT GRANTED BY DB 1219 PG 531 AND SHOW IN PLAN #4982
FISHBURN PARK SCHOOL
TAX#1380101
NEW LINE S49°25'00"E 497.67'
NEW LINE S63°22'23"W 81.35'
NEW LINE S63°22'23"W 81.35'

PLAT SHOWING
PART AND PARCEL SURVEY
VACATING LOT LINE BETWEEN
FISHBURN PARK & CITY OF ROANOKE PROPERTY
CREATING HEREON LOT 1 (31.65 Ac.)
AND LOT 2 (5.00 Ac.)
AND LOT 3 (47.45 Ac.)
FORMERLY 56.56 AC. BENT MT. ROAD
AND DEDICATING 1.69 AC.
FOR PUBLIC R.O.W. ON MCNEIL DR.
SITUATED BETWEEN BRAMBLETON AVE. S.W.
AND COLONIAL AVE. S.W.
FOR CITY OF ROANOKE
VIRGINIA

F.P.C.R.