

BOUNDARY COORDINATES

	(ORIGIN ASS	UMED)
	NORTH	EAST
1	5000.0000	5000.0000
2	4995.6367	5599.9841
3	4845.6407	5598.8933
4	4850.0040	4998.9092
1	5000.0000	5000.0000

873.28'+\- TO P.I. WITH HEMLOCK RD.	,	EXISTING 10'x10' P.U (P.B. 3, PG.	.E. 220)		N LANE o' R/W s 89'35'00"	, N.W.			24.63	S 64°36'55" 21.66'	50° R/W
LOT 6 PROPERTY OF GEORGE R. DUMMITT INST. #000009634 TAX NO. 6061013 ZONED RS-2	7 AC. 3 200.52.00 N	1 :	00 × × × × × × × × × × × × × × × × × ×	9	ο ο ν z LOT 10	150. 150.	60.00' LOT "13A" 0.207 AC. M00.22.00 N TAX ND. 60	12	60.00° N 15A N 200.22.00 S L 13 G 6061006	60.00° LOT "16A" 0.207 AC. 0.207 AC.	LOT 15 PROPERTY OF JOSEPH M. FOLDEN, ET AL D.B. 1610, PG. 888 TAX NO. 6061004 ZONED RS-2 S EXISTING 10' PUBLIC S.S.E. (P.B. 3, PG. 220)
60	.00'	60.00'	60:00	60.00'	60.00	60,00	60.00,	60:00'	60.00' 5	60.00'	
4					N 89'35'00"	W, 600.00'		DRA	O' PUBL <u>IC</u> AINAGE SEMENT		3
PROPERTY OF LARRY R. & EULA MAE WILHELM M.B. 1, PG. 692 TAX NO. 6040410 ZONED RM—2		R. DONAL ME D.B. 977, PO TAX NO	PERTY OF D & BETTY T. ADOWS G. 513 (ROA. CO D. 6040413 ED RS-2	D.)	WILLIAN TAX N	OPERTY OF 1 P. & AILEEN SAYERS O. 6040414 NED RS-2		MICHAE	PROPERTY OF EL J. & SANDRA SAUNDERS X NO. 6040415 ZONED RS-2	с. к	PROPERTY OF ATHLEEN GRACE SPROLES INST. #980017041 TAX NO. 6040416 ZONED RS-2

KNOW ALL MEN BY THESE PRESENTS, TO WIT

THAT DHS DEVELOPMENT GROUP, L.L.C. IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NO. 030011333.

THE SAID OWNER CERTIFIES THAT THEY ARE SUBDIVIDING THE PROPERTY. AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

DHS DEVELOPMENT GROUP, L.L.C.

DATE

STATE OF VIRGINIA

CITY OF ROAMONE MATTHEW LEPSCOME NOTARY PUBLIC IN AND FOR THE

MY COMMISSION EXPIRES

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 10:10 O'CLOCK A.M. ON THIS 13 DAY OF TUÇUS. 2003.

TESTE: ARTHUR B. CRUSH, III, CLERK DEPUTY CLERK

THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Man a. Bun

SCALE: 1 INCH = 50 FEET

DAVID A. BESS No. 002240 Wan a. P. 5-26-0. PROPOSOS

DAVID A. BESS, L.S.

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0041 D, EFFECTIVE DATE OCT. 15, 1993).
- 2) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 3) THE SUBJECT PROPERTY IS ZONED RS-2.
- 4) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 5) 5\8"x18" STEEL RE-BAR IS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 5) P.U.E. DENOTES PUBLIC UTILITY EASEMENT AND S.S.E. DENOTES SANITARY SEWER EASEMENT.

GENT, CITY OF ROANOKE PLANNING COMMISSION

PLAT OF RE-SUBDIVISION MADE FOR

DHS DEVELOPMENT GROUP, L.L.C.

SHOWING THE RE-SUBDIVISION OF LOTS 7 THRU 14, BLOCK 1, MAP OF SECTION NO. 1, RIDGEWOOD HEIGHTS (ROA. CO. P.B. 3, PG. 220), CREATING HEREON NEW LOTS "7A" THRU "16A", LOCATED ON THE SOUTH SIDE OF AUTUMN LANE, N.W.

ROANOKE,

VIRGINIA

SCALE: 1" = 50'MAY 26, 2003

BY: DAVID A. BESS, L.L.C. LAND SURVEYING 3100A PETERS CREEK RD. ROANOKE, VA. 24019

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N.B. D-03106