

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT MODA R. AND ESTELLE D. COFFEY ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT BOUNDED BY THE OUTSIDE CORNERS 1 TO 4 TO 1 INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN DEED BOOK 1093 PAGE 160 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA

THE SAID OWNERS CERTIFY 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 10th DAY OF June, 2004.

Moda R. Coffey 6-10-04
MODA R. COFFEY DATE

Estelle D. Coffey 6-10-04
ESTELLE D. COFFEY DATE

STATE OF VIRGINIA
City OF Roanoke

I, Judith A. Marmaduke A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Moda R. Coffey and Estelle D. Coffey OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED June 10, 2004. DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON June 10, 2004.

MY COMMISSION EXPIRES August 31, 2006
Judith A. Marmaduke
NOTARY PUBLIC

APPROVED:

R. Brian Townsend 6-14-04
AGENT OF THE PLANNING COMMISSION DATE
CITY OF ROANOKE
Philip Scurie 6/14/04
CITY ENGINEER, CITY OF ROANOKE DATE

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 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: "AE"
6. LEGAL REFERENCE: DB 1093 PG 160
TAX #4260513
FEMA MAP #51161C0048D OCT. 15, 1993
7. ZONED: RM-1

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 10 DAY OF June, 2004, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED TO RECORD AT 10 O'CLOCK A.M.

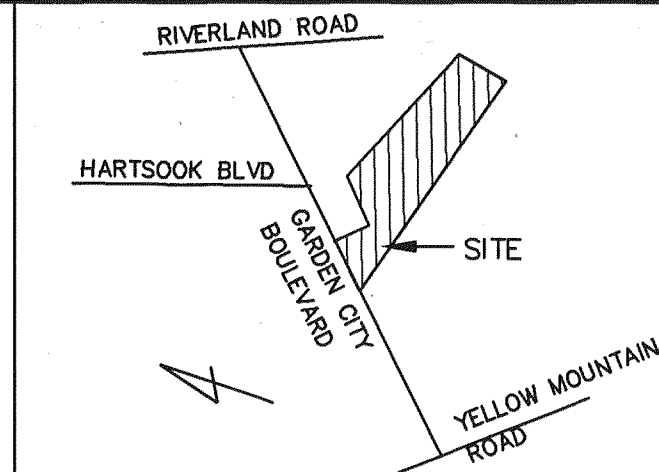
TESTEE: _____
CLERK
BRENDA S. HAMILTON

NOTE: 1. ORIGINAL LOT WAS 9.299 ACRES (DB 1093 PG 160). 0.135 ACRES WAS DEDICATED TO THE CITY OF ROANOKE, (INST.#010010015) FOR HIGHWAY PURPOSES LEAVING THE EXISTING 9.164 ACRE PARCEL.

2. FLOODWAY ELEVATION ON NEW LOT "5B" IS 979' ACCORDING TO FIRM PANEL #51161C0048 D.

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHRD DIR
C1	54.20	30.00	38.07	31°16'02"	47.12	N01°52'58"E



VICINITY MAP

NO SCALE

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP #51161C0048D, OCT. 15, 1993

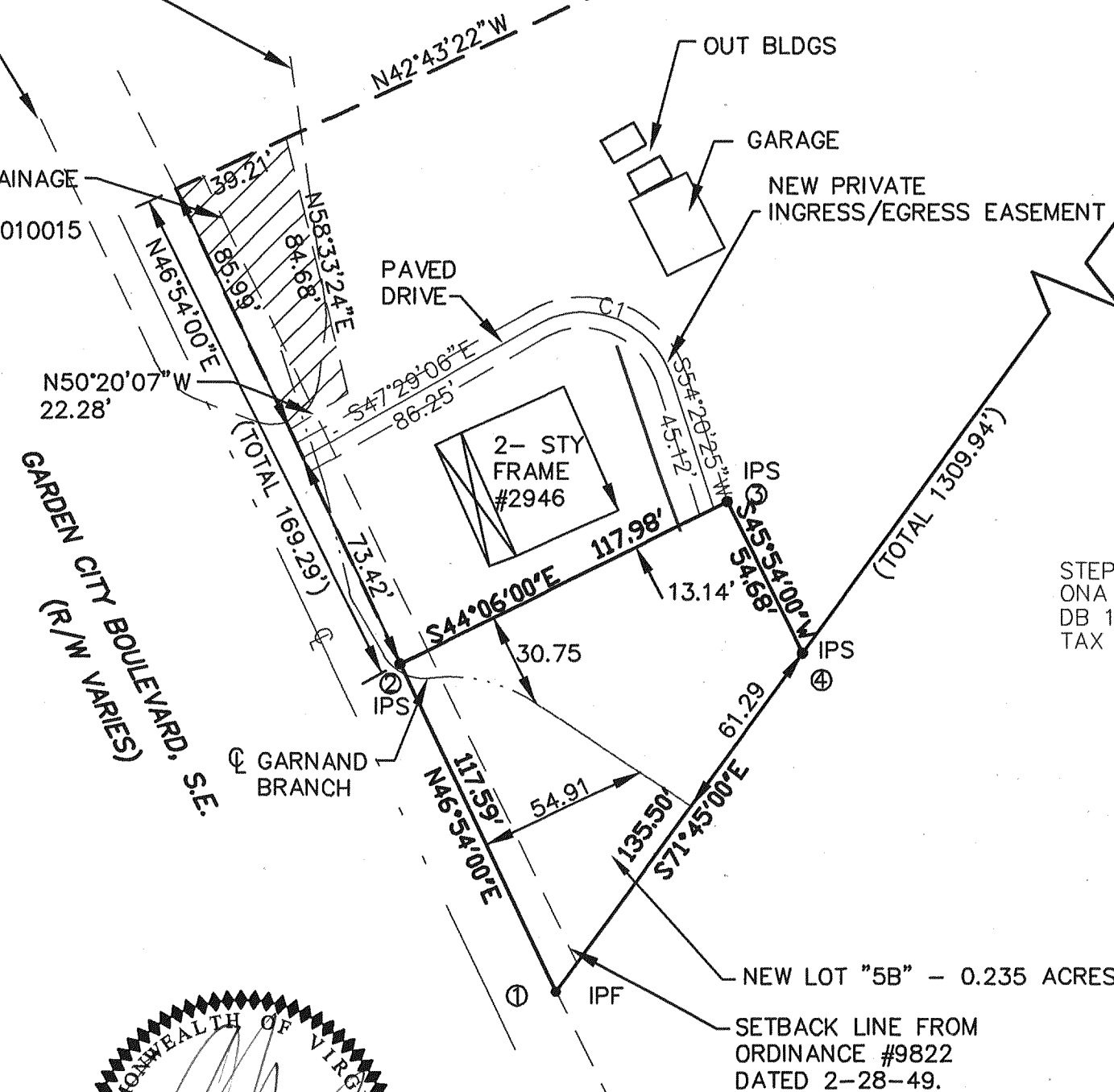
CITY OF ROANOKE
INST. #000001588
TAX #4260512

EXISTING PT. LOT 5 9.164 ACRES TAX #4260513

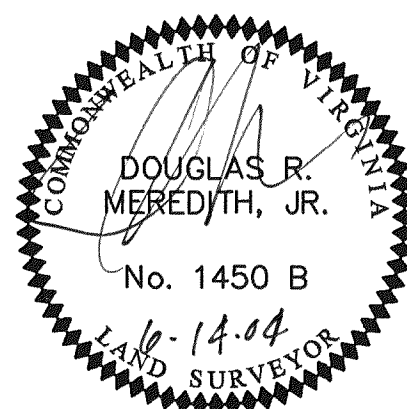
NEW LOT "5A" - 8.921 ACRES

	NORTHING	EASTING
1	4353.387	4000.932
2	4435.203	4085.361
3	4349.007	4168.891
4	4310.951	4129.621
1	4353.387	4000.932

PUBLIC STORM DRAINAGE EASEMENT
INST. #010010015



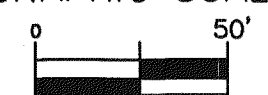
STEPHEN W. &
ONA M. ALLEN
DB 1359 PG 168
TAX #4260514



LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PARTIAL SURVEY

AND FROM EXISTING RECORDS

FOR

MODA R. & ESTELLE D. COFFEY
SUBDIVIDING PT LOT 5 (9.164 ACRES)

CREATING HEREON

LOT 5A (8.921 ACRES)

AND

LOT 5B (0.235 ACRES)

SITUATED ON GARDEN CITY BLVD

IN THE

CITY OF ROANOKE,

VIRGINIA

SHEET 2 OF 2

COMM. 2855

SURVEYED: 4-19-04

LMW 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: 6-14-04