

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOHN R. DRUMMOND, MARK A. FRANKLIN AND DEBRA L. GILES ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 040018314.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2204 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

John R. Drummond 12/29/04  
JOHN R. DRUMMOND  
DATE  
Mark A. Franklin 12/29/04  
MARK A. FRANKLIN  
DATE  
Debra L. Giles 12-27-04  
DEBRA L. GILES  
DATE

STATE OF Virginia  
County of Roanoke TO WIT:  
I, Louetta W. Keffer, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT JOHN R. DRUMMOND HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 29 DAY OF December, 2004.

Louetta W. Keffer April 30, 2008  
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVED:  
Chap C. Schurr 1/03/05  
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA  
DATE  
R. Brian Townsend 1/03/05  
AGENT CITY OF ROANOKE PLANNING COMMISSION  
DATE

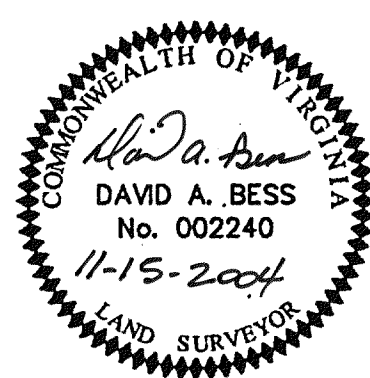
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT THERETO, ANNEXED IS ADMITTED TO RECORD AT 10:07 O'CLOCK A.M. ON THIS 5<sup>th</sup> DAY OF January, 2005

TESTE: BRENDA S. HAMILTON, CLERK

BY: Jaumi Bmre  
DEPUTY CLERK

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

DAVID A. BESS, L.S.

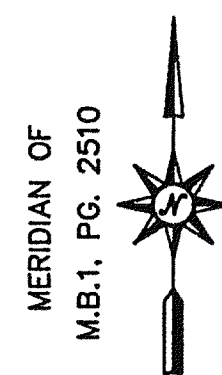


**ACS**  
**DESIGN**

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GRAPHIC SCALE

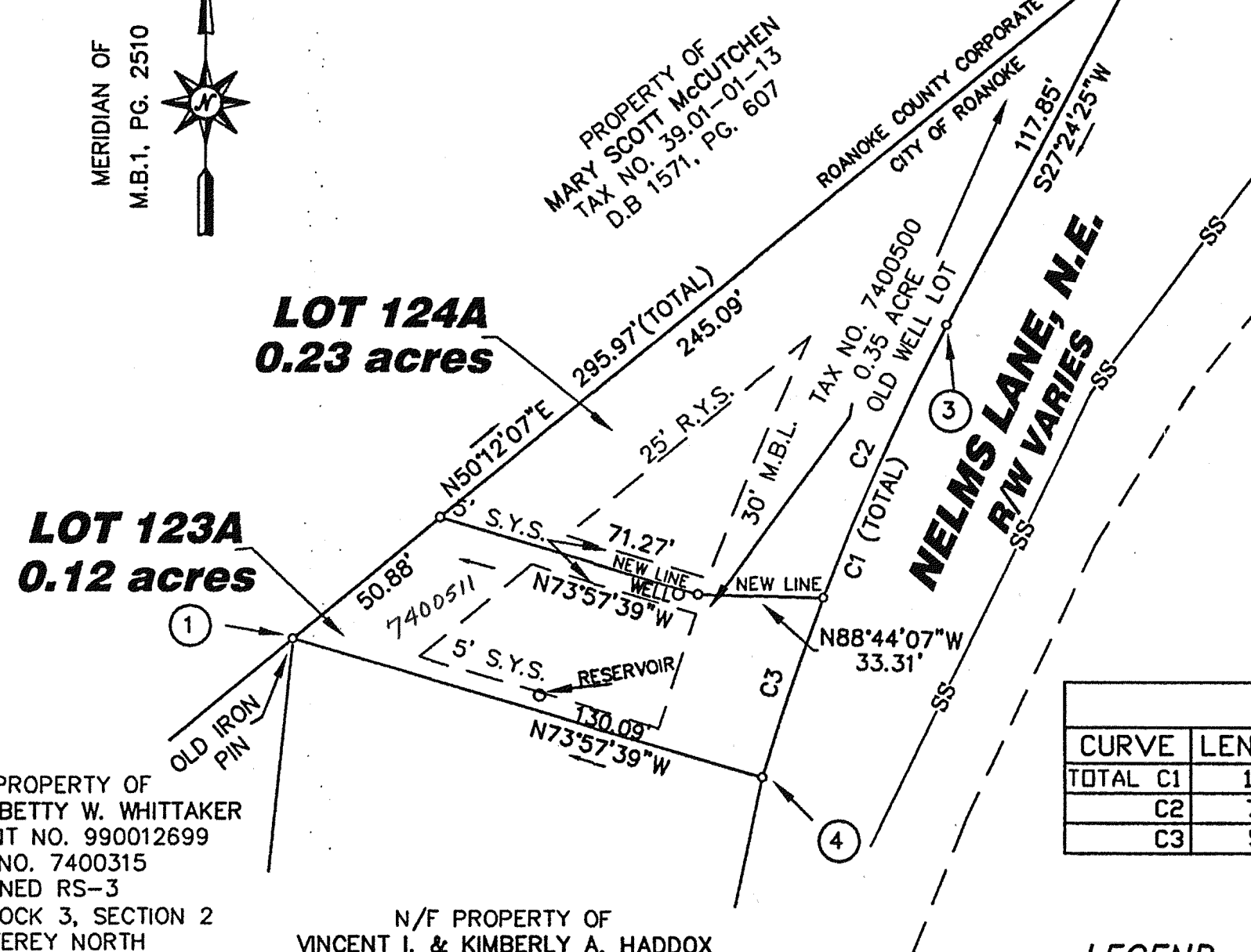


N/F PROPERTY OF  
JAMES E. & BETTY W. WHITTAKER  
INSTRUMENT NO. 990012699  
TAX NO. 7400315  
ZONED RS-3  
LOT 15, BLOCK 3, SECTION 2  
MONTEREY NORTH  
M.B.1, PG. 252

N/F PROPERTY OF  
VINCENT I. & KIMBERLY A. HADDOX  
INSTRUMENT NO. 030023221  
TAX NO. 7400162  
ZONED RS-3  
LOT 122, READ MOUNTAIN NORTH  
M.B.1, PG. 2510

**LOT 123A**  
**0.12 acres**

**LOT 124A**  
**0.23 acres**



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DISTANCE	
TOTAL C1	130.21	656.29	65.32	11°22'05"	S21°43'33"W	130.00
C2	79.57	656.29	39.84	6°56'49"	S23°56'11"W	79.52
C3	50.64	656.29	25.33	4°25'16"	S18°15'09"W	50.63

**LEGEND**

MBL.....Minimum Building Line  
PUE.....Public Utility Easement  
RYS.....Rear Yard Setback  
SYS.....Side Yard Setback  
SS.....SANITARY SEWER LINE

**COORDINATE TABLE**  
(ORIGIN ASSUMED)

NO.	NORTHING	EASTING
1	4984.0059	4994.5175
2	5192.4335	5203.0377
3	5069.9386	5167.1120
4	4948.8649	5119.7712
1	4984.0059	4994.5175

PLAT OF SURVEY FOR

**JOHN R. DRUMMOND, DEBRA L. GILES**  
**& MARK A. FRANKLIN**

SUBDIVIDING A 0.35 ACRE PARCEL (D.B. 1373, PG. 634)  
CREATING HEREON LOT 123A (0.12 ACRE) AND LOT 124A (0.23 ACRE)  
SITUATED ON NELMS LANE, N.E.

CITY OF ROANOKE, VIRGINIA  
SURVEYED: NOVEMBER 15, 2004  
SCALE: 1" = 40'

MAP BOOK 1 PAGE 2834

N.B. 132 D-04271

MAP BOOK 1 PAGE 2834

**NOTES:**

- LEGAL REFERENCE: INSTRUMENT NO. 040018314  
TAX MAP NO. 7400500  
CURRENT OWNER: JOHN R. DRUMMOND  
MARK A. FRANKLIN  
DEBRA L. GILES
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE 'X' AS DESIGNATED BY FEMA PANEL NO. 51161C0028D BEARING AN EFFECTIVE DATE OF OCTOBER 15, 1993.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

