

INSTRUMENT #030006832

NOTES:

1. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0028 D, MAP NUMBER 51161C0028 D, DATED OCTOBER 15, 1993, ZONE "X".
4. LEGAL REFERENCE: INSTRUMENT #030006832.
5. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
6. THE PROPERTY LINES BETWEEN CORNERS 2 THRU 4 ARE NEW DIVISION LINES.
7. PROPERTY LINES COMPRISING LOT "A" WERE SURVEYED IN THE FIELD, THE REMAINING PROPERTY LINES COMPRISING LOT "B" WERE TAKEN FROM EXISTING RECORDS.
8. ALL PHYSICAL IMPROVEMENTS SHOWN ON LOT "A" WERE FIELD LOCATED. THE PHYSICAL IMPROVEMENTS SHOWN ON LOT "B" WERE TAKEN FROM CITY MAPPING.
9. THIS PLAT SUBDIVIDES ROANOKE CITY TAX PARCEL #3130301.

TAX #3130401
PROPERTY OF
L & M PROPERTIES, LLC
INSTRUMENT #030006832

PROPERTY OF
RUSSELL L. CARTER &
BARBARA M. CARTER

TAX #3130402

TAX #3130403

TAX #3130404

RIDGEFIELD STREET, NE

25' R/W

C-1
A= 16°31'37"
R= 110.00'
T= 15.98'
L= 31.73'
BRG. S 5°56'49" W
CHD. 31.62'

NEW DIVISION LINE
ALONG EXISTING
CHAINLINK FENCE

ORIGINAL TAX #3130301
PROPERTY OF
L & M PROPERTIES, LLC
INSTRUMENT #030006832

LOT B
13.6273 ACRES
REMAINING PROPERTY OF
L & M PROPERTIES, LLC
(FROM RECORDS)
(SEE OVERVIEW MAP)

MAP OF HARRIS HEIGHTS
PLAT BOOK 2, PAGE 39

ORIGINAL LOT 8

ORIGINAL LOT 7

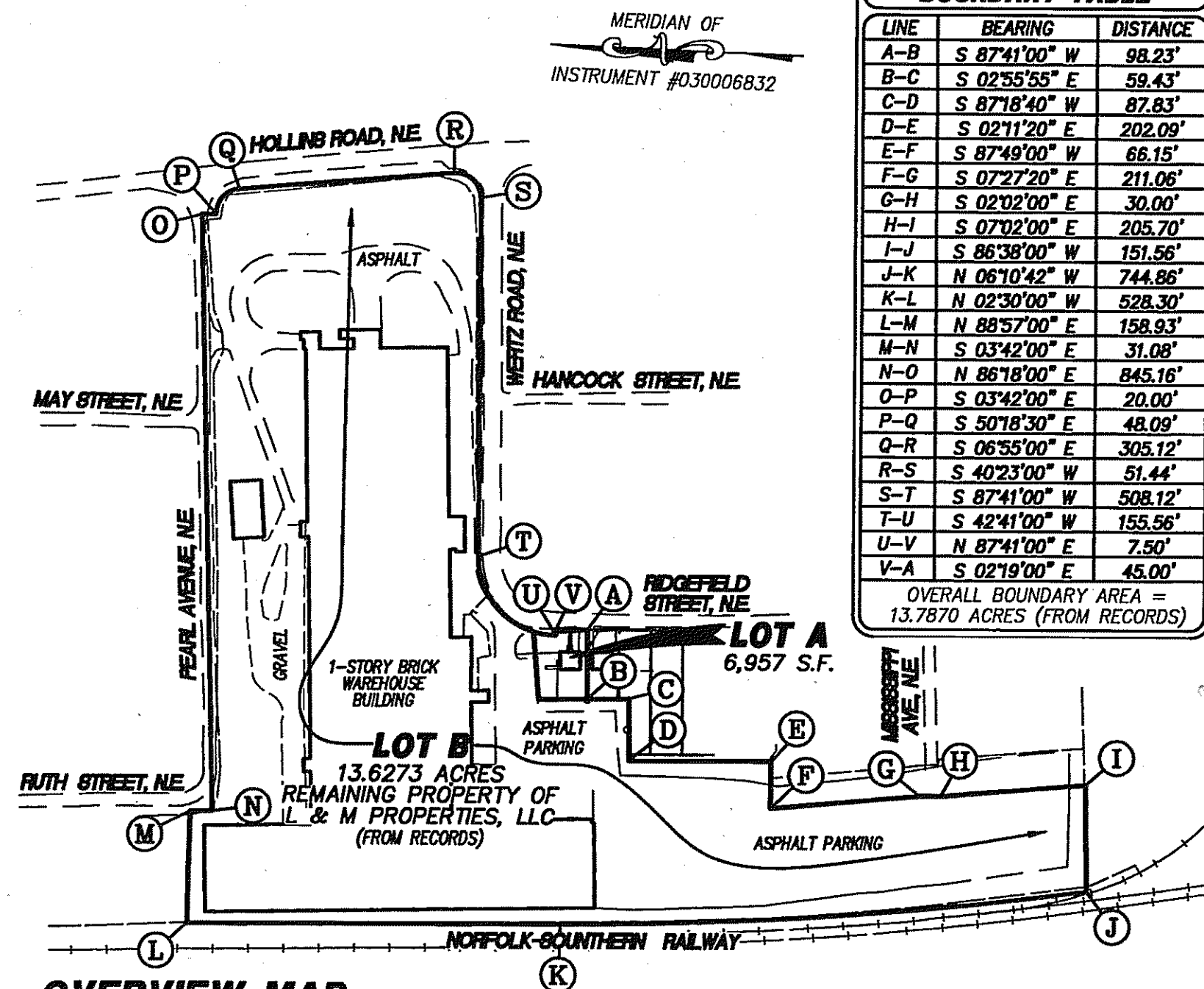
ORIGINAL LOT 6

ORIGINAL LOT 5

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

**OVERVIEW MAP**

SCALE: 1" = 200'

**OVERALL
BOUNDARY TABLE**

LINE	BEARING	DISTANCE
A-B	S 87°41'00" W	98.23'
B-C	S 02°55'55" E	59.43'
C-D	S 87°18'40" W	87.83'
D-E	S 02°11'20" E	202.09'
E-F	S 87°49'00" W	66.15'
F-G	S 07°27'20" E	211.06'
G-H	S 02°02'00" E	30.00'
H-I	S 07°02'00" E	205.70'
I-J	S 86°38'00" W	151.56'
J-K	N 06°10'42" W	744.86'
K-L	N 02°30'00" W	528.30'
L-M	N 88°57'00" E	158.93'
M-N	S 03°42'00" E	31.08'
N-O	N 86°18'00" E	845.16'
O-P	S 03°42'00" E	20.00'
P-Q	S 50°18'30" E	48.09'
Q-R	S 06°55'00" E	305.12'
R-S	S 40°23'00" W	51.44'
S-T	S 87°41'00" W	508.12'
T-U	S 42°41'00" W	155.56'
U-V	N 87°41'00" E	7.50'
V-A	S 02°19'00" E	45.00'

OVERALL BOUNDARY AREA =
13.7870 ACRES (FROM RECORDS)

LEGEND

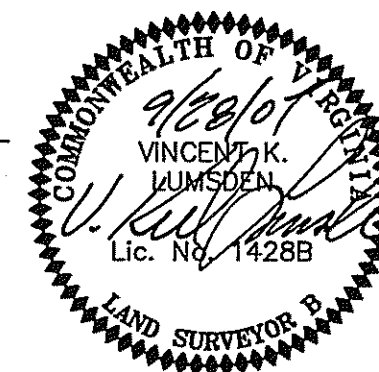
R/W	RIGHT OF WAY
EX.	EXISTING
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
IPF	IRON PIN FOUND
AC.	ACRE

PLAT SHOWING
THE SUBDIVISION OF
13.7870 ACRES
BEING PARCEL 1, INSTRUMENT #030006832
CREATING
LOT A (6,957 S.F.)

AND
LOT B (13.6273 AC.)
(FROM RECORDS)

PROPERTY OF
L & M PROPERTIES, LLC

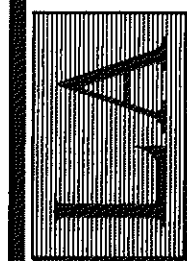
SITUATED AT RIDGEFIELD STREET, N.E.; WERTZ ROAD, N.E.
HOLLINS ROAD, N.E. AND PEARL AVENUE, N.E.
ROANOKE CITY, VIRGINIA



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



DATE: September 28, 2007

COMM. NO.: 2007-222

SCALE: 1" = 30'

DATE:

COMM. NO.:

SCALE:

SHEET 2 OF 2