KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT MARGARET B. COOK IS THE OWNER OF NEW TRACT 1A (1.0825 ACRES), BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY O. KENT LAROQUE, III, AND LINDA B. LAROQUE BY DEED DATED NOVEMBER 15, 1985 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1528, PAGE 1795. THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS RESUBDIVIDED THE PROPERTY OF HER OWN FREE WILL AND ACCORD AS REQUIRED BY

SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE CITY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

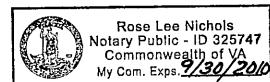
WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

MARGARET B. COOK - OWNER DEED BOOK 1528, PAGE 1795

I, Kose Lee Nichols , A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MARGARET B. COOK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS A NOTARY PUBLIC IN PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS \_\_\_\_\_ DAY OF August, 2009.

lose oxee NOTARY PUBLIC, DATE & SEAL

325747 REGISTRATION NUMBER



**GENERAL NOTES:** 

THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0144 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

PROPERTY OF ROBERT M. LYON, JR. LYNDA H. LYON TAX #5160202 D.B. 1528, PG. 408

MERIDIAN OF M.B. 1, PG. 484 PROPERTY OF PHILLIP R. DAVIS N06°42'00"W 63.03" ---TAX #5160203 1/2" PIN D.B. 1529, PG. 136 FOUND TRACT 1A-1 31,818 SQUARE FEET FOUND TRACT 1A-2 15,338 SQUARE FEET ORIGINAL NEW TRACT 1A 47,156 SQUARE FEET FOUND TAX # 5160205 1" PIPE (1) 8 FOUND 148.64 SET 60.22'

- S06'42'00"E 208.86' TOTAL

RED OAK LANE, S.W.

**WIRE FENCE** 

VICINITY MAP NO SCALE

## TRACT "1A-1"

<u>CORNER</u>	<b>NORTHING</b>	<b>EASTING</b>
1	9851.99	10549.36
2	9825.22	10321.44
3	9887.82	10314.09
7	9979.10	10357.33
8	9999.62	10532.02
1	9851.99	10249.36

## TRACT "1A-2"

<u>CORNER</u>	<u>NORTHING</u>	<b>EASTING</b>
8	9999.62	10532.02
7	9979.10	10357.33
4	10106.73	10417.80
5	10103.53	10478.00
6	10059.43	10525.00
8	9999.62	10532.02

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM

APPROVED:

AGENT - CITY OF ROANOKE PLANNING COMMISSION

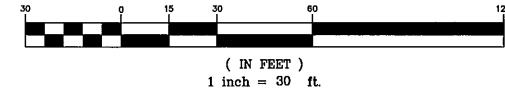
DATE

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.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT <u>10:05</u> o'clock A.m. on this 5 day of AUGUST

2009. TESTE:

BRENDA S. HAMILTON CLERK



GRAPHIC SCALE

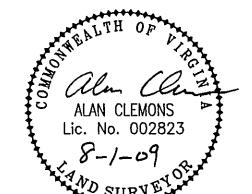
**REFERENCE MAPS:** 

100'± TO P.I. OF

ETON ROAD, S.W.

1. RESUBDIVISION FOR O. KENT LAROQUE III, M.B. 1, PG. 484

CLOSED BY MAC, JUNE 26, 2009



6 1/2" PIN

CURVE=C1

RADIUS=50.00'

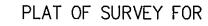
LENGTH=70.04'

TANGENT=42.15'

DELTA=80°15'23" CHORD=64.45'

CH.BEAR.=N46\*49'30"W

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. MARGARET B. COOK IS THE OWNER OF RECORD, SEE D.B. 1528, PG. 1795.



## MARGARET B. COOK

SHOWING RESUBDIVISION OF NEW TRACT 1A OF A RESUBDIVISION FOR O. KENT LAROQUE. III RECORDED IN M.B. 1, PG. 484 CREATING HEREON LOT 1A-1 (31,818 SQUARE FEET) AND LOT 1A-2 (15,338 SQUARE FEET) SITUATE AT RED OAK LANE, S.W. CITY OF ROANOKE, VIRGINIA

TAX #5160205 DRAWN: MAC/REC CALC.: REC N.B.: BT-24

SCALE: 1'' = 30'DATE: AUGUST 1, 2009 W.O. 09-0114-01



DESIGN GROUP

Salem, Virginia 24153 Fax: 540-389-5767 www.parkerdg.com

816 Boulevard

M.B. <u>I</u> , PG. <u>35</u>