

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- ALL "ROD SET" ARE 5/8" REBAR.
- THIS PROPERTY DOES NOT LIE WITH IN THE LIMITS OF A 100-YEAR OR OTHER RESTRICTIVE FLOOD BOUNDARIES AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS. PANEL NO. 51161C01163G DATED SEPTEMBER 28, 2007.
- ALL UNDERGROUND IMPROVEMENTS SHOWN ARE APPROX. AND INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- LEGAL REFERENCE: HEYWOOD J. HANDY
INST # 060017950 (LOT 19)
INST # 090010473 (LOT 20)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- THE 0.179 ACRE, TAX PARCEL 1421666 AS SHOWN IS TO BE ADDED TO AND COMBINED WITH TAX PARCEL 1421665 AND IS NOT TO BE USED AS A SEPARATE BUILDING LOT.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPERTIES OF THE LAND AND TRUSTEES IN ANY DEED OR TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

*KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT HEYWOOD HANDY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 060017950 AND NO. 090010473.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

OWNER: Heywood J. Handy
HEYWOOD J. HANDY

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Steven F. Swain, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Heywood J. Handy, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22nd DAY OF April, 2009.

Steven F. Swain REG # 7057610
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/2010

APPROVED: [Signature] 4/22/2010
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:48 O'CLOCK P. M. ON THIS 22nd DAY OF April, 2009, IN MAP BOOK 1, PG. 3578

BRENDA S. HAMILTON, CLERK
TESTE: [Signature]
CLERK

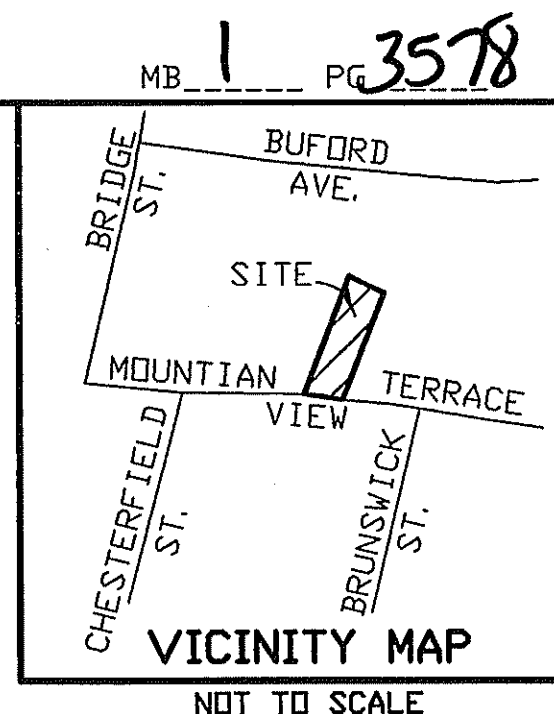
[Signature]
DEPUTY CLERK

COORDINATE LIST (ASSUMED)			
CORNER	NORTHING	EASTING	DESCRIPTION
1	4768.6914	5097.5901	ROD FOUND
2	4922.2750	5157.4952	ROD FOUND
3	4936.3021	5162.9664	POINT SLOPE CUT
4	4891.8864	5252.9666	ROD SET
5	4877.8607	5247.4924	ROD SET
6	4755.1783	5199.6097	ROD FOUND
7	4761.2554	5148.1011	ROD FOUND
1	4768.6914	5097.5901	ROD FOUND

LEGEND

These standard symbols will be found in the drawing.

- X— BOARD FENCE
- Δ CALCULATED POINT
- ROD SET UNLESS OTHERWISE NOTED
- ⊕ ELECTRIC POLE
- E— OVERHEAD ELECTIC



AREA SUMMARY

LOT 19	0.197 ACRES 8580 SQ. FT.
LOT 20	0.179 ACRES 7785 SQ. FT.

TOTAL 0.376 ACRES
LOT 19A 16366 SQ. FT.

COMBINATION PLAT FOR
HEYWOOD J. HANDY
BEING KNOWN AS
LOT 19, & PART OF ALLEY SECTION 1,
&
LOT 20, & PART OF ALLEY SECTION 1,
MOUNTAIN VIEW TERRACE
ADDITION IN VIRGINIA HEIGHTS
LAND COMPANY
CREATING HEREON
LOT 19A (0.376 AC., 16366 SQ.FT.)

SITUATE ALONG NORTH SIDE OF
MOUNTAIN VIEW TERRACE, S.W.

ALSO BEING KNOWN AS

TAX PARCEL #1421665
TAX PARCEL #1421666

CITY OF ROANOKE, VIRGINIA
SURVEYED OCT. 1, 2009.

REVISED DATE NOV. 15, 2009.

REVISED DATE FEB. 15, 2010.

CITY COMMENTS

CITY COMMENTS

SCALE: 1" = 30'

JOB NO. 09029



INGRAM LAND SERVICES INC.

DRAWN DJI	DATE 10/02/09	2020 HENRY ROAD FERRUM, VA 24088
APPROVED AJI	DATE 10/05/09	PHONE: 540-365-2222
SCALE 1" = 30'	SHEET 1 OF 1	PROJECT NO. 09029

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

[Signature] 10/1/09
ALLAN J. INGRAM, L.S. #2242

LINE	BEARING	DISTANCE
L1	N 81°37'31" W	51.06'
L2	N 81°00'08" W	51.04'
L3	N 83°16'16" W	51.86'

