

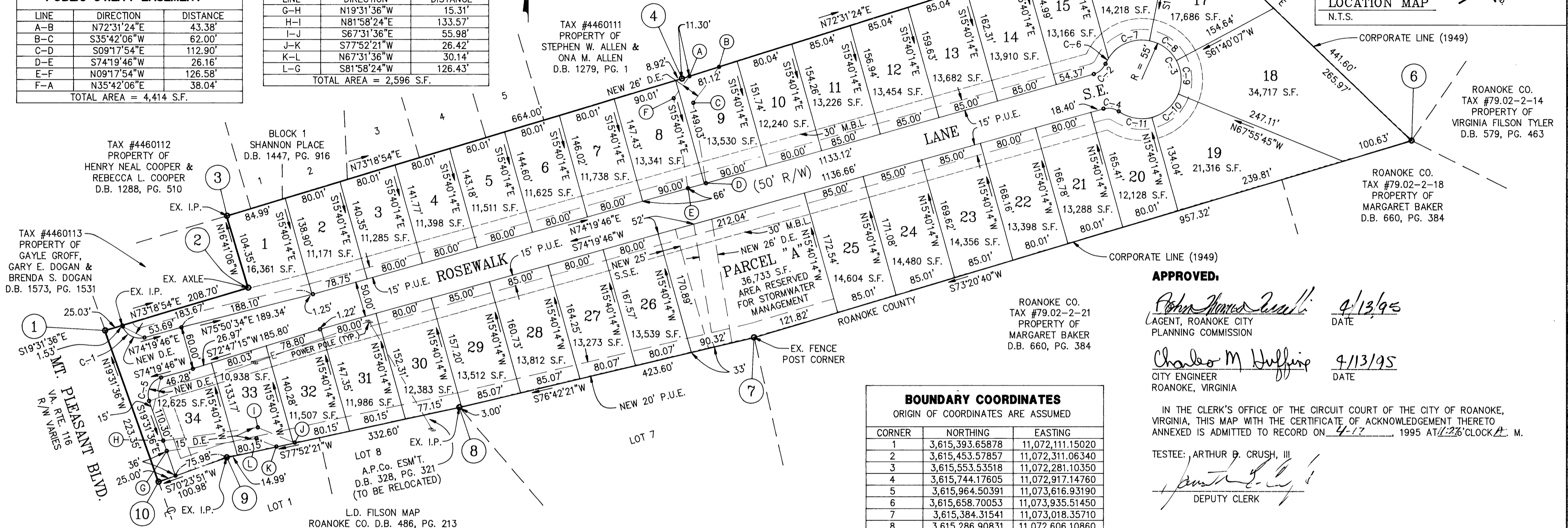
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	25.00'	37.59'	23.37'	34.15'	S62°35'55"E	86°08'38"
C-2	25.00'	22.39'	12.01'	21.65'	N48°40'14"E	51°19'04"
C-3	55.00'	271.31'	44.04'	68.75'	S15°40'13"E	282°38'08"
C-4	25.00'	22.39'	12.01'	21.65'	N80°00'41"W	51°19'03"
C-5	25.00'	40.95'	26.74'	36.52'	S27°24'05"W	93°51'22"
C-6	55.00'	8.92'	4.47'	8.91'	S27°39'30"W	09°17'36"
C-7	55.00'	66.17'	37.75'	62.25'	S66°46'22"W	68°56'07"
C-8	55.00'	48.37'	25.88'	46.83'	N53°33'49"W	50°23'32"
C-9	55.00'	48.40'	25.89'	46.85'	N03°09'30"W	50°25'06"
C-10	55.00'	51.03'	27.52'	49.22'	N48°38'00"E	53°09'54"
C-11	55.00'	48.41'	25.90'	46.86'	S79°34'06"E	50°25'53"

NEW 26' DRAINAGE AND PUBLIC UTILITY EASEMENT		
LINE	DIRECTION	DISTANCE
A-B	N72°31'24"E	43.38'
B-C	S35°42'06"W	62.00'
C-D	S09°17'54"E	112.90'
D-E	S74°19'46"W	26.16'
E-F	N09°17'54"W	126.58'
F-A	N35°42'06"E	38.04'
TOTAL AREA = 4,414 S.F.		

NEW 15' DRAINAGE EASEMENT		
LINE	DIRECTION	DISTANCE
G-H	N19°31'36"W	15.31'
H-I	N81°58'24"E	133.57'
I-J	S67°31'36"E	55.98'
J-K	S77°52'21"W	26.42'
K-L	N67°31'36"W	30.14'
L-G	S81°58'24"W	126.43'
TOTAL AREA = 2,596 S.F.		

LEGEND	
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FOOTAGE
EX.	EXISTING
N.T.S.	NOT TO SCALE
I.P.	IRON PIN

GRID NORTH - NAD-83
VIRGINIA STATE PLANE
COORD. SYSTEM
SOUTH ZONE



APPROVED:

John Thomas Wall 4/13/95
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Charles M. Huffine 4/13/95
CITY ENGINEER ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 4-17-1995 AT 1:26 CLOCK P.M.

TESTEE: ARTHUR D. CRUSH, III
Arthur D. Crush, III
DEPUTY CLERK

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ARE ASSUMED

CORNER	NORTHING	EASTING
1	3,615,393.65878	11,072,111.15020
2	3,615,453.57857	11,072,311.06340
3	3,615,553.53518	11,072,281.10350
4	3,615,744.17605	11,072,917.14760
5	3,615,964.50391	11,073,616.93190
6	3,615,658.70053	11,073,935.51450
7	3,615,384.31541	11,073,018.35710
8	3,615,286.90831	11,072,606.10860
9	3,615,217.03309	11,072,280.93140
10	3,615,183.15496	11,072,185.80370
1	3,615,393.65878	11,072,111.15020
TOTAL AREA = 13.764 Ac.		

NOTES.

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS, PC'S AND PT'S UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. SEE COMMUNITY PANEL #51161C0048D. ZONE "X", DATED OCTOBER 15, 1993.
- THIS PLAT REPRESENTS A SUBDIVISION OF ORIGINAL TAX PARCEL #4460115.
- THIS ORIGINAL SCALE PLAT, HAS NOT BEEN REDUCED.

KNOW ALL MEN BY THESE PRESENT, TO WIT.

THAT JONES & DALTON CONSTRUCTION, L.L.C. ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON, TO BE SUBDIVIDED, BOUNDED BY THE OUTSIDE CORNERS 1 THRU 10 TO 1, INCLUSIVE, TO BE KNOWN AS "ROSEWALK", WHICH COMPRISES ALL THAT TRACT OF LAND CONVEYED TO SAID OWNERS FROM DOMINION DEVELOPERS, INC. BY DEED DATED MARCH 28, 1995, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1735, PAGE 56, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO STEPHEN M. YOST AND DEBORAH A. OEHLSCHELAGER, TRUSTEES SECURING SALEM BANK & TRUST, NATIONAL ASSOCIATION, BENEFICIARY, BY DEED DATED APRIL 4, 1995, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1735, PAGE 60.

THE SAID OWNERS CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, ALL OF THE LAND EMBRACED WITHIN THE STREET OF THIS SUBDIVISION AND ALL OF THE EASEMENTS WITHIN THE BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 3RD DAY OF April, 1995.

JONES & DALTON CONSTRUCTION, L.L.C.

BY: *C. Douglas Dalton*
C. DOUGLAS DALTON, MEMBER

BY: *Jerry W. Jones*
JERRY W. JONES, MEMBER

BY: *Deborah A. Oehlschlaeger*
DEBORAH A. OEHLSCHELAGER, TRUSTEE

STATE OF VIRGINIA
County of Roanoke

I, *Judith M. Ross*, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT C. DOUGLAS DALTON AND JERRY W. JONES MEMBERS FOR JONES & DALTON CONSTRUCTION, L.L.C., OWNERS AND DEBORAH A. OEHLSCHELAGER, TRUSTEE HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 13, 1995.

MY COMMISSION EXPIRES February 28, 1998

Judith M. Ross
NOTARY PUBLIC

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.