

- NOTES:
1. IRON PINS HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  4. THIS PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
  5. THIS PLAT REPRESENTS A SUBDIVISION OF TAX PARCEL #1080610.
  6. CORNERS 8A THRU 8G REPRESENT NEW DIVISION LINES.
  7. THERE SHALL BE GRANTED A NONEXCLUSIVE RIGHT-OF-WAY EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER EXISTING PAVED DRIVE ON TRACT "1" FOR ACCESS INTO TRACT "2".
  8. THERE SHALL BE A 20' PRIVATE UTILITY EASEMENT GRANTED ACROSS TRACT "1" FOR USE BY TRACT "2" WITH EXACT LOCATION TO BE DETERMINED AT A LATER DATE.

IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 2nd DAY OF June, 1992, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:30 O'CLOCK A.M.

APPROVED: Charles M. Huffine 5/29/92  
CITY ENGINEER, ROANOKE VIRGINIA DATE  
Edward R. Tuck 5/29/92  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

TESTEE: ARTHUR B. CRUSH, III  
Sena Testerman  
DEPUTY CLERK

PLAT OF SURVEY SHOWING  
NEW TRACT "1"(2.0000 AC.)  
NEW TRACT "2"(4.5679 AC.)

BEING A SUBDIVISION OF  
PARCEL #2, D.B. 914, PG. 284

PROPERTY OF  
DOUGLAS W. McDOWALL &  
GEORGE ANN R. McDOWALL

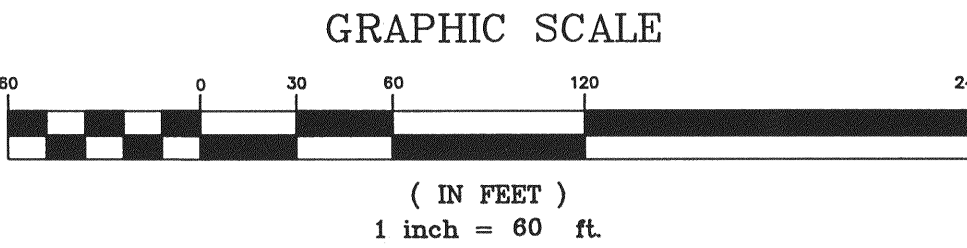
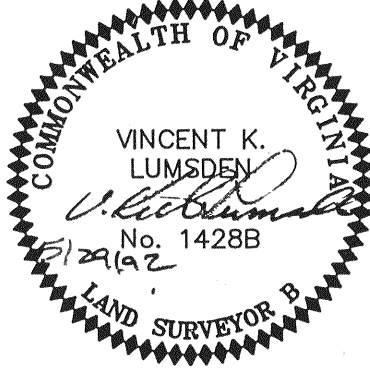
SITUATED ALONG  
WEST RIDGE ROAD  
ROANOKE VIRGINIA

SCALE: 1" = 60' DATE: 1 MAY 1992

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

COMM. #91-4035

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10393.87554	10426.86958
2	9940.18373	10424.14209
3	9943.73338	9873.78418
4	10244.00064	9742.78291
5	10415.22761	10055.48198
6	10499.34702	10264.16577
7	10462.93687	10278.44490
8	10428.87446	10310.59669
9	10401.62376	10365.12719
1	10393.87554	10426.86958
TOTAL AREA = 6.5679 ACRES		



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DOUGLAS W. McDOWALL AND GEORGE ANN R. McDOWALL, HUSBAND AND WIFE, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS 1 THRU 9 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS FROM ARTHUR B. FRAZIER AND HAZEL H. FRAZIER, HUSBAND AND WIFE, BY DEED DATED 8 JUNE 1990 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1624, PAGE 1132.

THE SAID OWNERS HEREBY 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, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 29<sup>th</sup> DAY OF May, 1992.

BY: Douglas W. McDowall  
DOUGLAS W. McDOWALL, OWNER

BY: George Ann R. McDowall  
GEORGE ANN R. McDOWALL, OWNER

STATE OF VIRGINIA  
County of Roanoke  
I, Sana V. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT DOUGLAS W. McDOWALL AND GEORGE ANN R. McDOWALL, OWNERS, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 29, 1992.

MY COMMISSION EXPIRES January 31, 1995

Sana V. Prillaman  
NOTARY PUBLIC