

## BOUNDARY COORDINATES

1	4797.80745	4456.32388
2	4810.51840	4414.35556
3	4900.06392	4410.60249
4	4901.53963	4369.03673
5	5002.40731	4364.92667
6	5004.19897	4406.23794
7	5000.35174	4406.39918
8	5001.83269	4447.77269
1	4797.80745	4456.32388

## LEGEND

EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
	CONCRETE PARKING
	GRAVEL DRIVE
I.PIPE	IRON PIPE
OHE	OVERHEAD ELECTRIC

## BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
1-2	N 73°09'00" W	43.85'
2-3	N 02°24'00" W	89.62'
3-4	N 87°58'00" W	41.59'
4-5	N 02°20'00" W	100.95'
5-6	N 87°31'00" E	41.35'
6-7	S 02°24'00" E	3.85'
7-8	N 87°57'00" E	41.40'
8-1	S 02°24'00" E	204.20'
TOTAL AREA = 0.285 Ac., 12,408 S.F.		

## KNOW ALL MEN BY THESE PRESENTS, TO WIT.

THAT JAMES H. MAXEY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED 1 MAY 1962 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1115, PAGE 418.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS 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 THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 5th DAY OF October, 1993.

BY: James H. Maxey  
JAMES H. MAXEY, OWNER

## STATE OF VIRGINIA

County OF Roanoke

I, SARA V. PRILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JAMES H. MAXEY, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED August 30, 1993, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON October 5, 1993.

MY COMMISSION EXPIRES January 31, 1995.

Sara V. Prillaman  
NOTARY PUBLIC

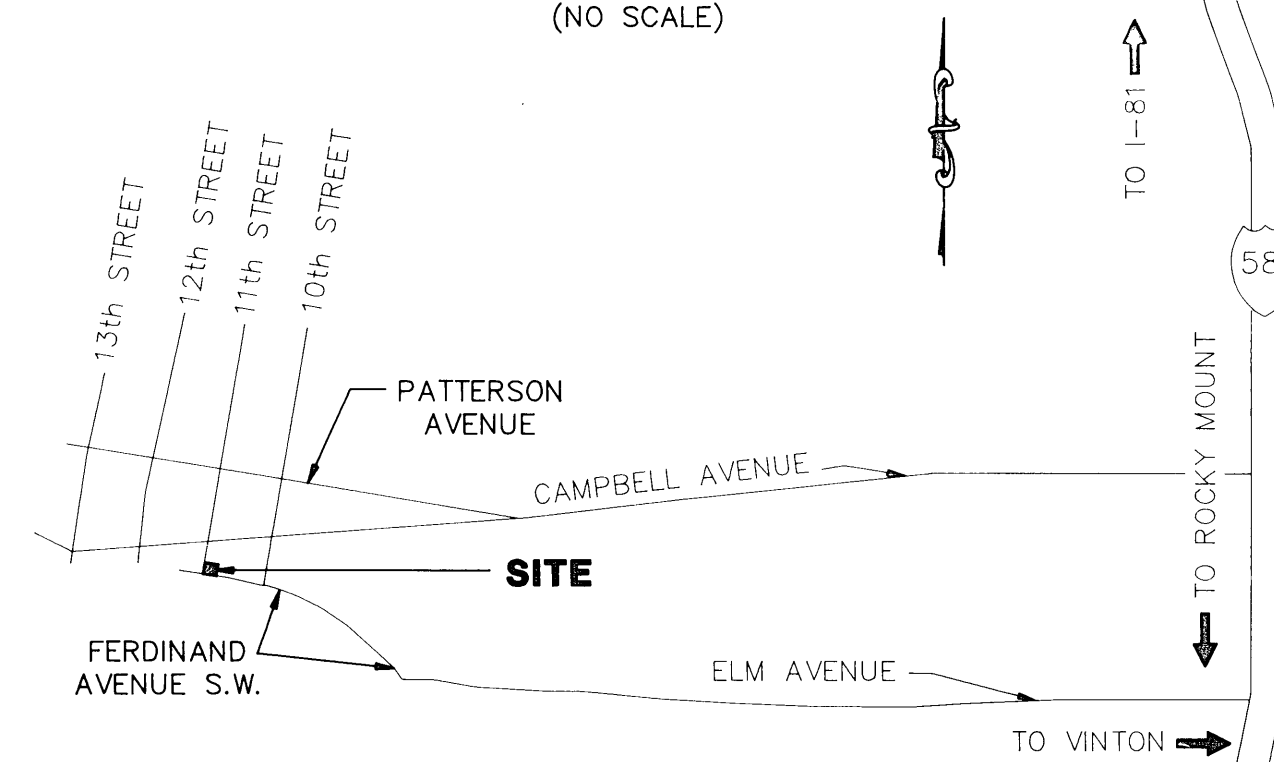
## NOTES.

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
3. IRON PINS HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS CURRENTLY ZONED RM-2.
5. THIS PROPERTY IS NOT LOCATED 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0020 C DATED JUNE 1, 1984.
6. THIS PLAT REPRESENTS THE SUBDIVISION OF TAX #1113011 CREATING LOT 12A AND THE COMBINATION OF THE NORTHERLY PORTION OF TAX #1113011 WITH TAX #1113026 CREATING LOT 13A.
7. NEW LOTS 12A AND 13A DO NOT CONFORM TO FRONT SETBACK AND COVERAGE REQUIREMENTS PER RM-2 ZONING BECAUSE OF PRE-EXISTING CONDITIONS.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy Hoelzle  
TIMOTHY HOELZLE, L.S. #1754

August 30, 1993  
DATE

LOCATION MAP  
(NO SCALE)

## APPROVED:

Edward R. Tucker  
AGENT, ROANOKE CITY PLANNING COMMISSION

10/5/93  
DATE

Charles M. Huffine  
CITY ENGINEER, ROANOKE, VIRGINIA

10/5/93  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON October 7, 1993 AT 10:37 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Patty Humphreys  
DEPUTY CLERK

PLAT SHOWING  
THE RESUBDIVISION OF

**LOT 12 & THE NORTHERLY  
PORTION OF LOT 13  
DR. HODGSON MAP  
(UNRECORDED)**

PROPERTY OF

**JAMES H. MAXEY**

CREATING NEW

**LOT 12A (0.115 AC.)**

&

**LOT 13A (0.170 AC.)**

(SEE NOTE #6)

ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: 30 AUGUST 1993

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