

KNOW ALL MEN THESE PRESENTS TO WIT: THAT TERRY E. PARSELL IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 TO 15 TO 1 INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER BY DEED BOOK 1679, PAGE 1891, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY OF ITS OWN FREE WILL AND ACCORD AND PUSUANT TO AND IN COMPLIANCE WITH SECTION 15.1 - 465 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE. FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE. THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA, SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS.

ALL OF THE EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE. WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

Terry E. Parsell Date 9/16/94
Terry E. Parsell

STATE OF VIRGINIA
City of ROANOKE
I, MARGARET A. DELLINGER A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT TERRY E. PARSELL OWNER, WHOSE NAME IS SIGNED TO THE FORGOING WRITING DATED 9-16-1994 DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID AND STATE AND ACKNOWLEDGED THE SAME ON 9-16-1994.
MY COMMISSION EXPIRES 10-31-1995
Margaret A. Dellinger
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 16th DAY OF September, 1994, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT 11:30 O'CLOCK A.M.
TESTE: Kathy Child Deputy
CLERK

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
 2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
 3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
 4. FEMA FLOOD ZONE 'X.'
 5. LEGAL REFERENCE: D.B. 1679, Pg. 1891

9-16-94 DATE:
I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
L.M.W., P.C.
Engineering - Surveying
Phone (703) 345-0675 1401 2nd Street S.W.
Fax (703) 342-4456 Roanoke, Virginia 24016

APPROVED:
Charles M. Buffing 9/16/94
CITY ENGINEER -- CITY OF ROANOKE
DATE

LEGEND
SURVEYED PROPERTY LINE
DEED LINE
EXISTING IRON FOUND
SET IRON REBAR

SCALE: 1" = 50'
0 25' 50'

THIS IS AN ORIGINAL AND HAS NOT BEEN REDUCED.

NOTES:

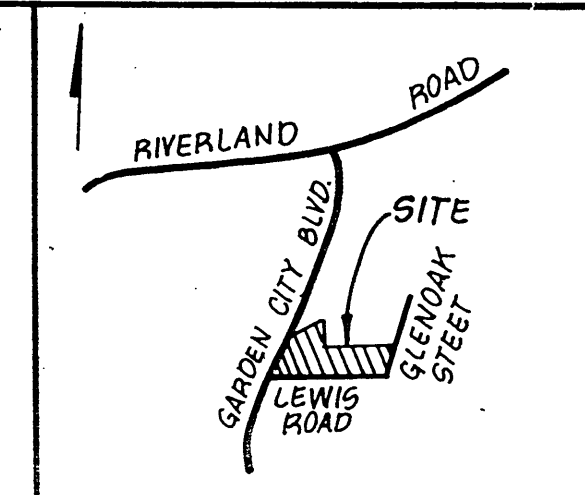
1. IRON PINS PLACED @ ALL CORNERS.
2. CURRENT ZONING RM-1

CURVE 'A'
R = 25.00'
Δ = 64° 45' 33"
T = 15.85'
A = 28.25'
CHD = 26.77'
BRG = N. 71° 13' 19" E.

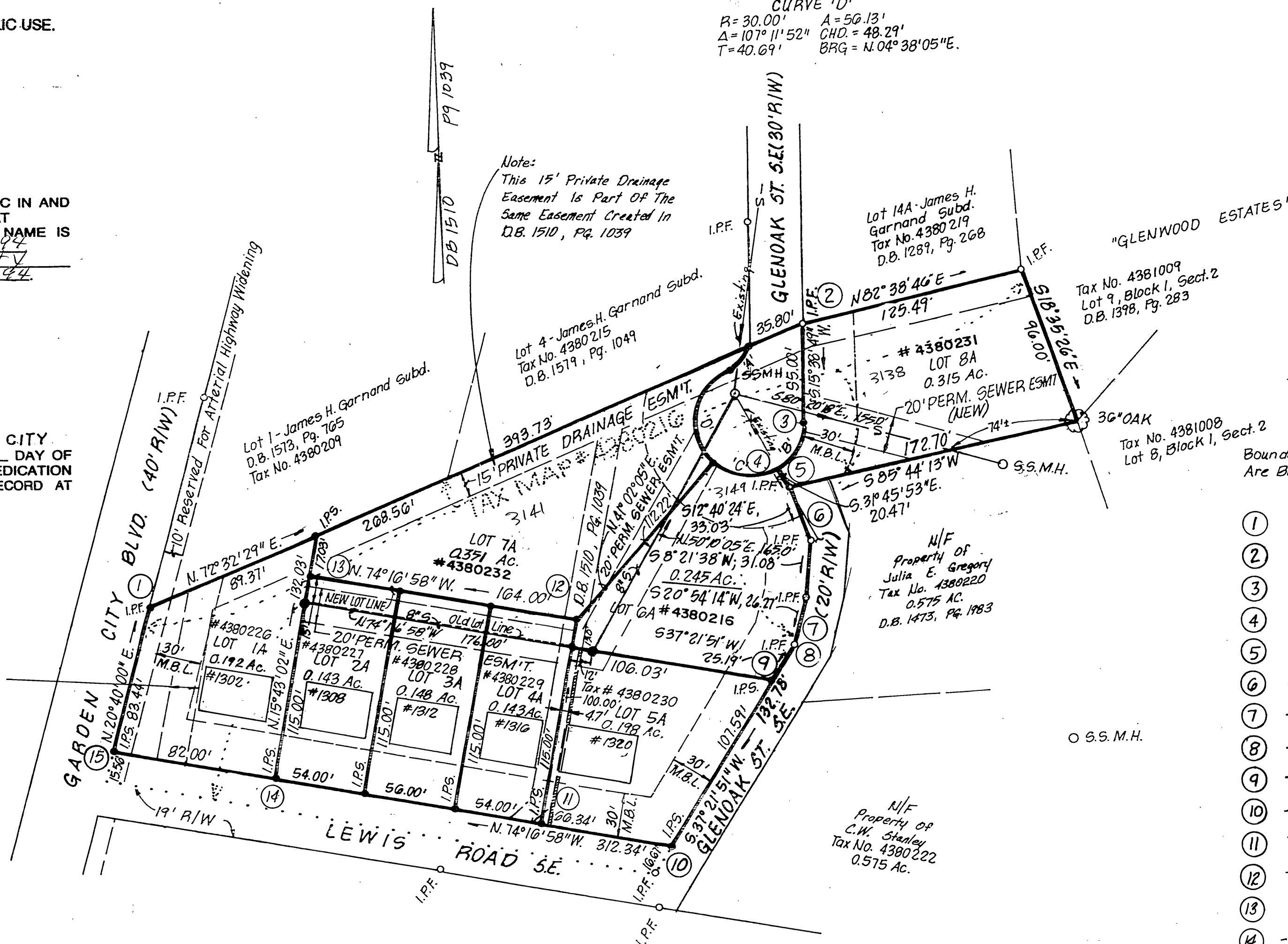
CURVE 'B'
R = 30.00'
Δ = 42° 35' 18"
T = 11.69'
A = 22.30'
CHD = 21.79'
BRG = N. 36° 56' 28" E.

CURVE 'C'
R = 30.00'
Δ = 72° 41' 16"
T = 22.11'
A = 38.11'
CHD = 35.60'
BRG = S. 85° 21' 54" E.

CURVE 'D'
R = 30.00'
Δ = 107° 11' 52"
T = 40.69'
A = 50.13'
CHD = 48.29'
BRG = N. 04° 38' 05" E.



VICINITY MAP
NO SCALE



Boundary Coordinates Shown Hereon Are Based On An Assumed Datum.

	NORTH	EAST
①	0.00	0.00
②	118.13	375.59
③	65.16	360.76
④	47.75	347.76
⑤	30.36	358.43
⑥	-1.87	365.68
⑦	-32.62	361.16
⑧	-57.16	351.79
⑨	-77.18	336.50
⑩	-162.69	271.21
⑪	-144.23	207.35
⑫	-34.03	238.50
⑬	10.39	80.64
⑭	-100.31	49.48
⑮	-78.08	-29.46
①	0.0	0.0

MAP OF AMENDMENT FOR MBI, PG. 1309 SHOWING THE VACATION OF A 2.8 FOOT PORTION OF THE EXISTING 7.5 FOOT PRIVATE DRAINAGE EASEMENT AND CREATING A 4.7 FOOT PRIVATE DRAINAGE EASEMENT ON LOT 5A BEING SITUATED ADJACENT TO GARDEN CITY BOULEVARD, LEWIS ROAD, AND GLENDAK STREET, SE.

SURVEYED: 2/24/93