



TITLE NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, DATED AUGUST 5, 1996 AND FURTHER DENOTED AS COMMITMENT NO. 9602292.
- THE PROPERTY SHOWN HEREON IS AFFECTED BY THE FOLLOWING ENCUMBRANCE (PER CORRESPONDENCE WITH APCO):
A. APPALACHIAN ELECTRIC POWER CO. EASEMENT D.B. 1043, PG. 58.
- THE PROPERTY AS SHOWN HEREON MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCE (PER CORRESPONDENCE WITH APCO):
A. APPALACHIAN ELECTRIC POWER CO. EASEMENT D.B. 202, PG. 115 (ROANOKE COUNTY).
- THE PROPERTY AS SHOWN IS NOT AFFECTED BY THE FOLLOWING ENCUMBRANCES (PER CORRESPONDENCE WITH APCO):
A. 100' POWER TRANSMISSION LINE EASEMENT TO NEW RIVER DEVELOPMENT CO. D.B. 150, PG. 556 (ROANOKE COUNTY).
B. 25' APPALACHIAN ELECTRIC POWER CO. EASEMENT D.B. 189, PG. 165 (ROANOKE COUNTY).
C. 25' APPALACHIAN ELECTRIC POWER CO. EASEMENT D.B. 189, PG. 166 (ROANOKE COUNTY).

NOTES:

- 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 #51161C0042D.
- THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- BOUNDARY CONTAINS 8.974 Ac.
- SEE TITLE NOTES FOR TITLE REPORT AND ENCUMBRANCE INFORMATION.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
- LINE FROM CORNER 7A TO 7B TO 7C TO 13A, INCLUSIVE ARE NEW DIVISION LINES.

APPROVED:

John W. Roberts 8/29/96
AGENT, ROANOKE CITY
PLANNING COMMISSION
DATE

Theresa C. Schirmer 8/29/96
CITY ENGINEER,
ROANOKE, VIRGINIA
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD Sept 3, 1996 AT 3:45 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Senar Kesterman
DEPUTY CLERK

PLAT OF SURVEY
SHOWING

NEW TRACT I (7.706 ACRES)

AND

NEW TRACT II (1.268 ACRES)

BEING A SUBDIVISION AND COMBINATION
OF PROPERTY OF

LIGHTWEIGHT BLOCK COMPANY, INCORPORATED
AND JOHN W. ROBERTS

AND CORRECTING THE ILLEGAL SUBDIVISION CREATED WITH
THE RECORDATION OF DEED BOOK 1667, PAGE 868

ROANOKE, VIRGINIA

SCALE: 1" = 80' DATE: 3 JUNE 1996

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

COMM. #96-169

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT LIGHTWEIGHT BLOCK COMPANY, INCORPORATED AND JOHN W. ROBERTS ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND COMBINED, BOUNDED BY OUTSIDE CORNERS 1 TO 15 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, BY DEED FROM S. W. AND EDNA F. HAIRSTON, DATED 2 DECEMBER 1971, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1304, PAGE 8, WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, BY DEED FROM SAMUEL W. AND EDNA FISHER HAIRSTON, DATED 8 MARCH 1955 AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 962, PAGE 80, WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, BY DEED FROM SAMUEL W. AND EDNA FISHER HAIRSTON, DATED 25 JULY 1958, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1036, PAGE 307, WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, BY DEED FROM JESSIE L. AND ZORA M. WHEELING, DATED 8 AUGUST 1958, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1035, PAGE 459, WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, BY DEED FROM CLARA MAE AND G. W. ELLIS, DATED 8 AUGUST 1958, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1035, PAGE 460, WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, BY DEED FROM VIRGIE JANE AND JAMES T. CADD, DATED 8 AUGUST 1958, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1035, PAGE 462, AND WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID JOHN W. ROBERTS BY DEED FROM LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, DATED 30 SEPTEMBER 1992, AS RECORDED IN DEED BOOK 1677, PAGE 868. AND WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID LIGHTWEIGHT BLOCK COMPANY, INCORPORATED BY QUITCLAIM DEED, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1046, PAGE 355.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

IN WITNESS THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 19th DAY OF July, 1996.

LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, OWNER

BY: *John W. Roberts* BY: *John W. Roberts*
JOHN W. ROBERTS, PRESIDENT JOHN W. ROBERTS, OWNER

STATE OF VIRGINIA
City of Roanoke

I, Cecilia B. Evans, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT JOHN W. ROBERTS, PRESIDENT, FOR LIGHTWEIGHT BLOCK COMPANY, INCORPORATED, OWNER AND JOHN W. ROBERTS, OWNER HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 19, 1996.

MY COMMISSION EXPIRES April 30, 1997

Cecilia B. Evans
NOTARY PUBLIC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1658.00'	187.10'	93.65'	187.00'	N 87°11'00" E	06°27'56"
C-2	1658.00'	69.73'	34.87'	69.72'	N 85°09'19" E	02°24'35"
C-3	1658.00'	117.37'	58.71'	117.35'	N 88°23'17" E	04°03'22"
C-4	418.28'	114.86'	57.80'	114.50'	N 70°39'26" W	15°44'02"
C-5	418.28'	116.63'	58.70'	116.25'	N 86°30'43" W	15°58'33"
C-6	418.28'	50.06'	25.06'	50.03'	N 81°57'09" W	06°51'25"
C-7	418.28'	66.57'	33.36'	66.50'	N 89°56'26" W	09°07'08"

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	4886.59365	3706.65894
2	4921.85775	4104.39872
3	4822.24849	4113.23021
4	4848.74293	4412.05799
5	4948.35220	4403.22651
6	4955.16127	4480.02525
7	4990.54281	4813.85550
8	4999.73205	5000.62958
9	4782.95750	5109.10333
10	4636.72844	5178.69444
11	4620.56692	5170.68351
12	4658.49204	5062.64511
13	4672.86264	4991.85910
14	4679.93530	4875.82190
15	4591.51190	3752.29607
1	4886.59365	3706.65894

TOTAL AREA = 8.974 ACRES

LEGEND	
STY.	- STORY
CMU.	- CONCRETE MASONRY UNIT
EX.	- EXISTING
M.B.	- MAP BOOK
D.B.	- DEED BOOK
-X-	- FENCE
R/W.	- RIGHT OF WAY
I.P.	- IRON PIN
OHE	- OVERHEAD ELECTRIC
U.P.	- UTILITY POLE
S.F.	- SQUARE FEET
N.D.L.	- NEW DIVISION LINE
-	- EX. RAILROAD TRACKS

