

VICINITY MAP
NO SCALE

COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	3376.3378	2085.9363
2	3385.1375	2188.5798
3	3441.3325	2342.9742
4	2970.3425	2673.7869
5	2924.3857	2681.2577
6	2623.5682	2764.6818
7	2533.9237	1925.8564
8	2848.9292	1850.4726
9	2848.0627	2121.2712
10	2978.0604	2122.0464
11	3028.0595	2122.3445
12	3206.8963	2123.4110
13	3206.2049	2100.6715
1	3376.3378	2085.9363

ADDRESS TABLE	
LOT #	ADDRESS
A	252 EUGENE DRIVE
B	248 EUGENE DRIVE
C	244 EUGENE DRIVE
D	240 EUGENE DRIVE

NOTES:

- OWNERS OF RECORD: DAVID L. LUCAS & JENEVA S. LUCAS
- LEGAL REFERENCE: INSTRUMENT #040016289
- ORIGINAL TAX MAP #6050507
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- MINIMUM BUILDING LINES(M.B.L.) SHOWN ON LOTS B & C ARE FOR HOUSES FACING EUGENE DRIVE ONLY.
- UNDERGROUND UTILITY SERVICE LINES.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°29'50"W	14.67
L2	S88°15'30"W	22.75

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	166.22'	315.35'	85.09	N70°00'00"E	164.30'	30°12'02"
C2	79.20'	315.35'	39.81	N77°54'19"E	78.99'	14°23'23"
C3	34.78'	315.35'	17.41	N67°33'02"E	34.77'	6°19'11"
C4	52.24'	315.35'	26.18	N59°38'43"E	52.18'	9°29'27"
C5	34.91'	25.00'	20.98	S54°53'27"E	32.15'	80°01'07"
C6	71.30'	175.00'	36.15	S26°33'11"E	70.81'	23°20'35"
C7	57.55'	125.00'	29.30	N31°58'13"W	57.05'	26°22'51"
C8	22.85'	125.00'	11.46	S39°55'23"E	22.82'	10°28'31"
C9	34.70'	125.00'	17.46	S26°43'58"E	34.59'	15°54'20"
C10	39.05'	25.00'	24.78	N25°57'55"E	35.20'	89°29'25"
C11	197.32'	40.00'	32.03	N00°20'30"E	50.00'	282°38'08"
C12	15.62'	10.00'	9.91	S25°57'55"W	14.08'	89°29'25"

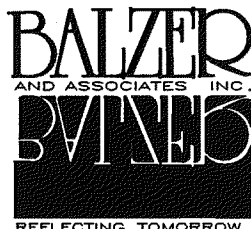
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN

002002



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
DAVID L. & JENEVA S. LUCAS
10.847 ACRES AS DESCRIBED IN
INSTRUMENT #040016289
TO BE KNOWN AS
RIDGEWOOD PLACE
SECTION 1
CREATING HEREON LOTS A, B, C, D &
TRACT 1(10.016 ACRES)
SITUATED ON EUGENE DRIVE, N.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED SEPTEMBER 28, 2005
JOB #R0400131.01
SCALE: 1"= 60'
SHEET 1 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

0643

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DAVID L. LUCAS & JENEVA S. LUCAS IS THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 11 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 040016289.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC UTILITY EASEMENTS.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON (0.092 ACRE) AS SET APART FOR PUBLIC STREETS.

THE SAID OWNERS HEREBY CERTIFY THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

David L. Lucas
DAVID L. LUCAS (OWNER)

Jeneva S. Lucas
JENEVA S. LUCAS (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT David L. Lucas, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF February, 2006.

Heidi L. Nash
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Jeneva S. Lucas, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 1st DAY OF February, 2006.

Heidi L. Nash
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-08

APPROVED: R. Brian Townsend 2/28/06
CITY ENGINEER, CITY OF ROANOKE DATE
R. Brian Townsend 2-28-06
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:51 O'CLOCK P.M. ON THIS 1st DAY OF March, 2006, IN MAP BOOK 1, PAGE 2963

TESTE: BRENDA S. HAMILTON
CLERK
Brenda S. Hamilton
DEPUTY CLERK

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0041 D (EFFECTIVE DATE: OCT. 15, 1993)