

LEGEND							
●	IRON PIN FOUND	CURVE	BEARING	HORIZ. DIST.	RADIUS	ARC	DELTA
○	IRON PIN SET	C1	S17°25'00"W	28.28'	20.00'	31.42'	90°00'00"
—	UTILITY LINE						TANGENT 20.00'
⊞	WATER METER						
—X—	FENCE						
○	POWER POLE						
⊙	TREE						

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DAVID SUTPHIN AND SHARLENE SUTPHIN ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 7 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT 050015988.

THE PLATTING OF THE LAND SHOWN HEREON AND THE DEDICATION OF EASEMENTS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

David Sutphin
DAVID SUTPHIN

Sharlene Sutphin
SHARLENE SUTPHIN

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

I, Wicki B. Elliott, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT David & Sharlene Sutphin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF March, 2006.

Wicki B. Elliott
NOTARY PUBLIC MY COMMISSION EXPIRES 4/30/06

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

I, Wicki B. Elliott, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT David & Sharlene Sutphin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF March, 2006.

Wicki B. Elliott
NOTARY PUBLIC MY COMMISSION EXPIRES 4-30-06

Thomp C. Scuru
CITY ENGINEER, CITY OF ROANOKE 3-06-06

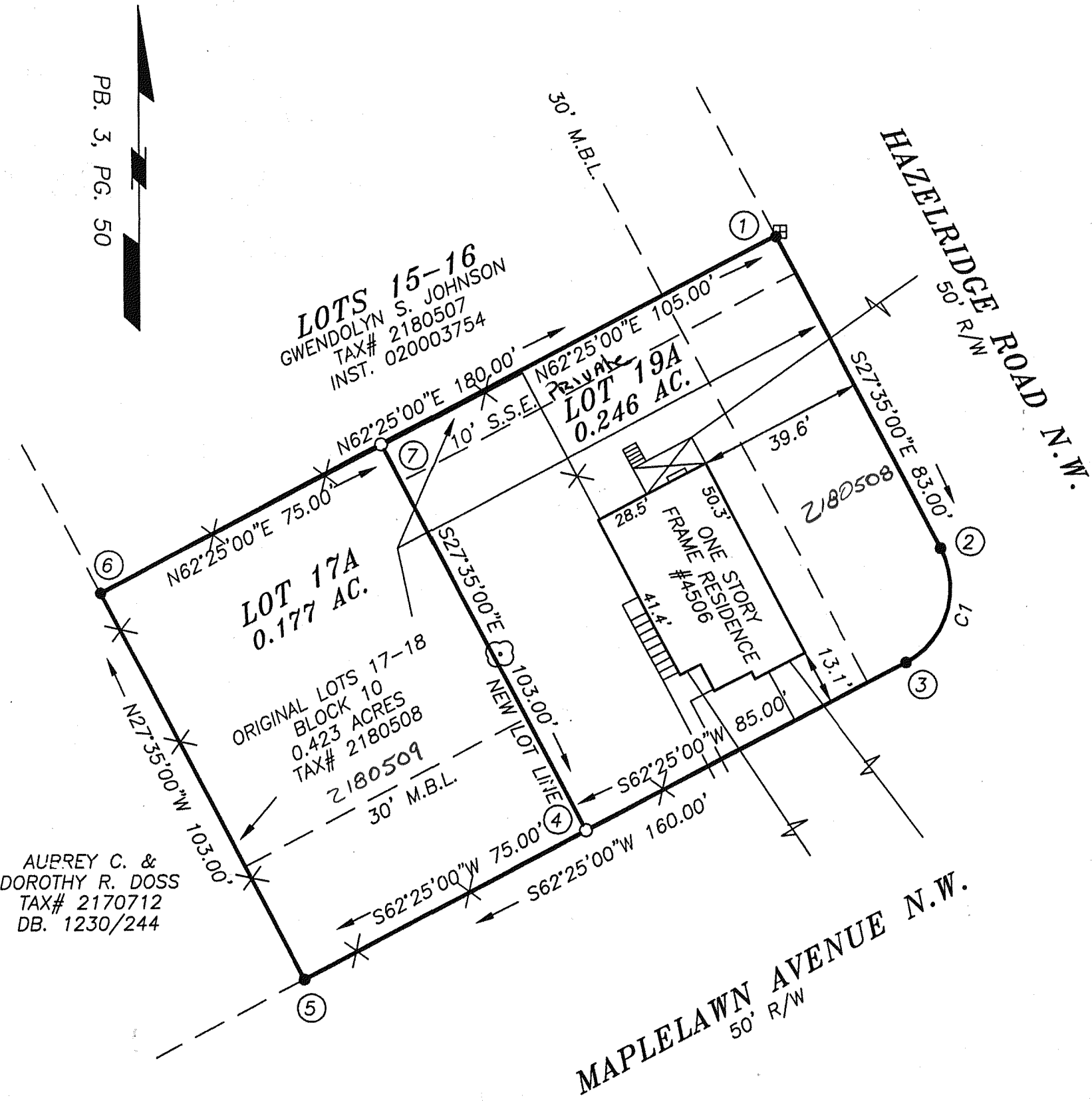
R. Brian Townsend
AGENT FOR THE CITY OF ROANOKE, VIRGINIA PLANNING COMMISSION DATE 3-06-06

CLERK'S STATEMENT:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGMENT THERETO ANNEXED, TO RECORD AT 3:53 O'CLOCK P.M. ON THIS THE 10th DAY OF March, 2006 AND RECORDED IN MAP BOOK 1, PAGE 2965.

BY: Brenda S. Hamilton, Clerk
BRENDA S. HAMILTON, CLERK

Jaime Bone
DEPUTY CLERK



COORDINATE LIST

1 =	403.3416	741.7913
2 =	329.8821	780.2391
3 =	302.9794	771.9502
4 =	263.5733	696.3724
5 =	228.7983	629.9440
6 =	320.1402	582.2501
7 =	354.7994	648.7425
1 =	403.3416	741.7913

PROPERTY ZONED "RS-3"

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY CUR. ENT F.E.M.A. MAPS, MAP 51161C0024 D DATED OCT. 15, 1993.

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES

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

Ronald R. Clark
RONALD R. CLARK, L.S.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, 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.

Scale 1"=30ft

PLAT OF SURVEY FOR DAVID AND SHARLENE SUTPHIN SUBDIVIDING ORIGINAL LOTS 17, 18, 19 (0.424 ac.), BLOCK 10 SECTION 2, OAKDALE, PLAT BOOK 3, PAGE 50 CREATING HEREON SUTPHIN DIVISION CONTAINING LOTS 17A (0.177 AC.) AND 19A (0.246 AC.) LOCATED AT HAZELRIDGE ROAD, N.W. & MAPLELAWN AVENUE, N.W. CITY OF ROANOKE, VIRGINIA SCALE: 1" = 30'		JOB # 05197 DATE OCTOBER 19, 2005 DISK 192
PREPARED BY: CLARK SURVEYING P.O. BOX 5575 ROANOKE, VIRGINIA PHONE: (540) 362-1002		NOTES: EXISTING TAX # 2180508 SOURCE OF TITLE: INST. 050015988 NO TITLE REPORT FURNISHED

0664

