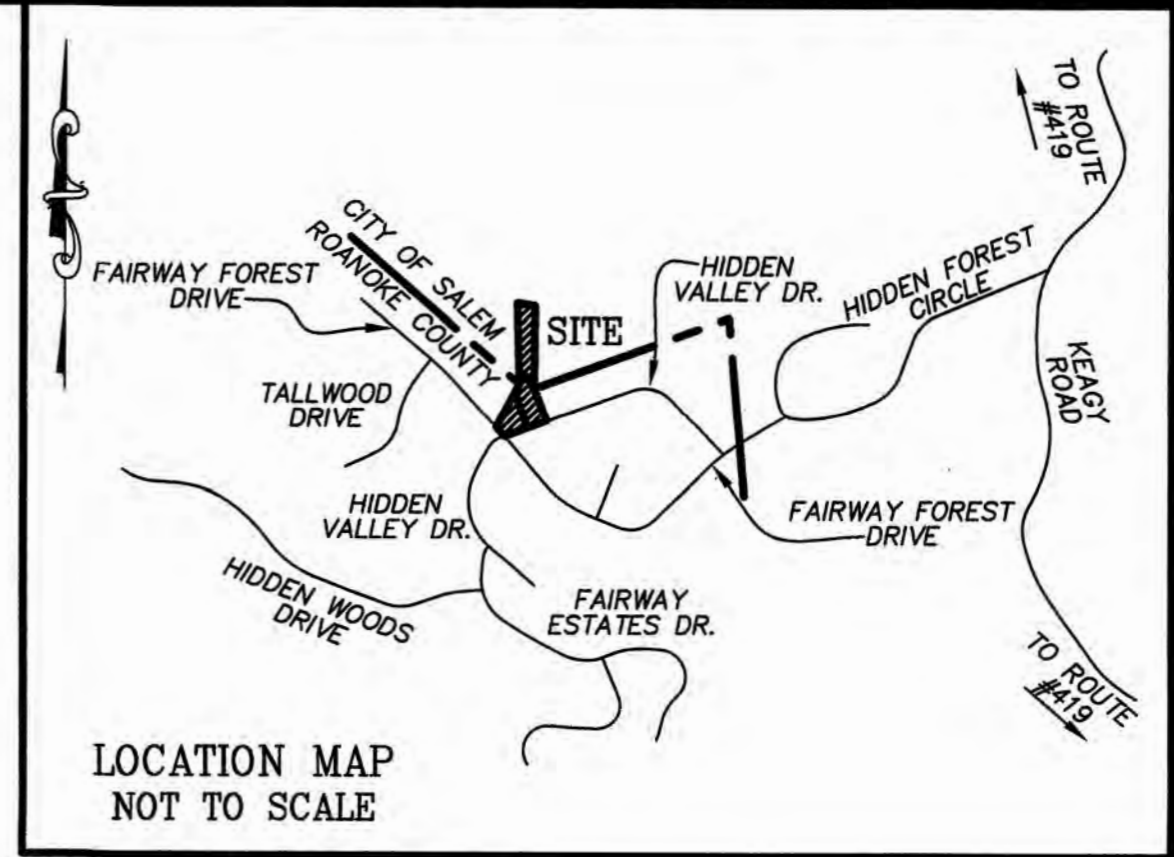


ABBREVIATIONS

- AC. ACRES
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- IP IRON PIN
- M.B.L. MINIMUM BUILDING LINE
- P.B. PLAT BOOK
- PG. PAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET

NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE GROUP, INC. CASE No. 7286969, EFFECTIVE DATE OF 10/30/18.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA 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 MAP #51161C0143G, DATED SEPTEMBER 28, 2007. ZONE "X (UNSHADED)".
4. PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
5. CURRENT OWNER: ROANOKE COUNTY TAX #066.16-01-04.00, #066.16-01-05.00 & CITY OF SALEM TAX #318-1-4 - RYLAND H. HUBBARD, Jr. & KELLY M. HUBBARD.
6. LEGAL REFERENCE: D.B. 1671, PG. 1743 (ROANOKE CO.) & D.B. 335, PG. 778 (CITY OF SALEM)
P.B. 8, PG. 3 - SECTION 2, "FAIRWAY FOREST" (ROANOKE CO.)
P.B. 1, PG. 84 - "FAIRWAY FOREST PARTNERSHIP" (CITY OF SALEM)



PHONE: (540) 774-4411
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WWW.LUMSDENPC.COM

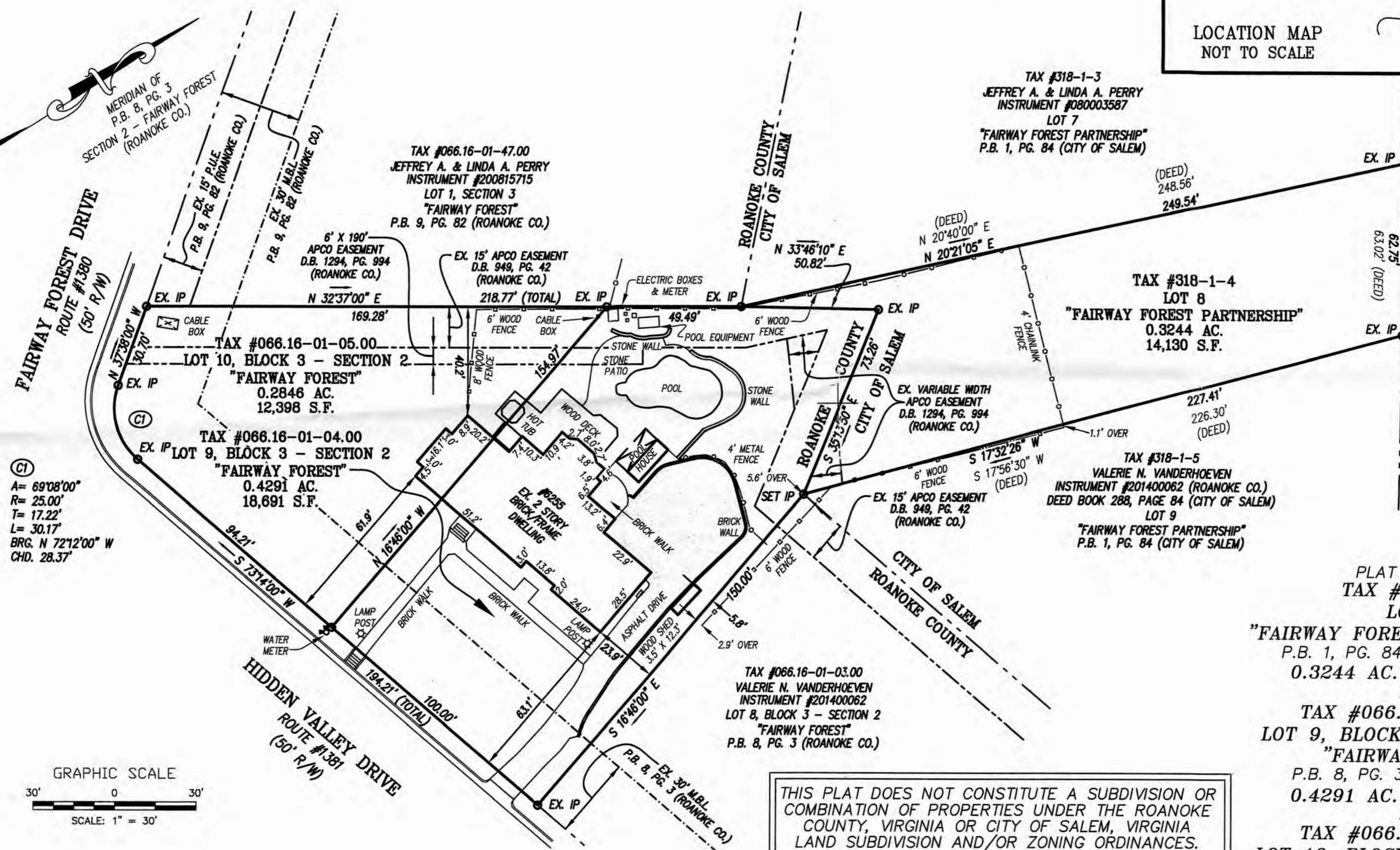
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

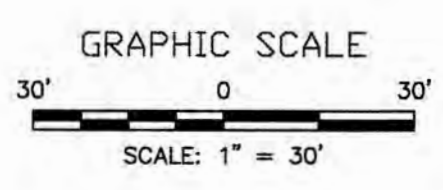


DATE: November 8, 2018
COMM. NO.: 2018-283
SCALE: 1" = 30'

SHEET 1 OF 1



(C1)
A= 69'08"00"
R= 25.00'
T= 17.22"
L= 30.17'
BRG. N 72°12'00" W
CHD. 28.37'



THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OR COMBINATION OF PROPERTIES UNDER THE ROANOKE COUNTY, VIRGINIA OR CITY OF SALEM, VIRGINIA LAND SUBDIVISION AND/OR ZONING ORDINANCES.

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 14 DAY OF November, 2018, AT 4:35 O'CLOCK P.M. IN SLIDE 231, PLAT BOOK 15, PAGE 10.

TESTEE: GARY CHANCE CRAWFORD, CLERK

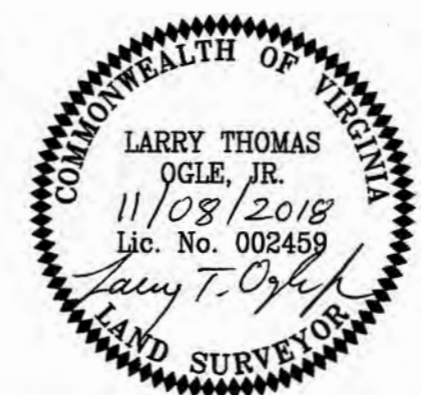
Gary Crawford
DEPUTY CLERK

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 14 DAY OF November, 2018, AT 3:56 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Steven McGraw
DEPUTY CLERK



PLAT SHOWING
TAX #318-1-4
LOT 8
"FAIRWAY FOREST PARTNERSHIP"
P.B. 1, PG. 84 (CITY OF SALEM)
0.3244 AC. (14,130 S.F.)
AND
TAX #066.16-01-04.00
LOT 9, BLOCK 3 - SECTION 2
"FAIRWAY FOREST"
P.B. 8, PG. 3 (ROANOKE CO.)
0.4291 AC. (18,691 S.F.)
AND
TAX #066.16-01-05.00
LOT 10, BLOCK 3 - SECTION 2
"FAIRWAY FOREST"
P.B. 8, PG. 3 (ROANOKE CO.)
0.2846 AC. (12,398 S.F.)

PREPARED FOR
CRAIG M. ATKINS & TONYA K. ATKINS
SITUATED AT #6255 HIDDEN VALLEY DRIVE
CITY OF SALEM, VIRGINIA
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

18283base-layout1.plt

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