

TAX #075.00-02-40.00
 KIMBERLY A. DALTON
 WILL INSTRUMENT #201100506
 D.B. 1294, PG. 1670
 PARCEL A
 P.B. 21, PG. 102

MERIDIAN OF
 P.B. 21, PG. 102

TAX #075.00-02-40.00
 KIMBERLY A. DALTON
 WILL INSTRUMENT #201100506
 D.B. 1294, PG. 1670
 PARCEL A
 P.B. 21, PG. 102

TAX #075.00-02-43.00
 THE ERIC A. & PAULINE J. ZIEMER
 REVOCABLE LIVING TRUST
 INSTRUMENT #200411310
 SEE PLAT BY C.G. MEREDITH
 DATED APRIL 2, 1960

TAX #075.00-02-38.00
 3.2778 AC.
 142,779 S.F.

TAX #075.00-02-39.00
 STEPHEN P. LARSEN
 & HEIDI E. KETLER
 INSTRUMENT #200511080
 PARCEL B
 P.B. 21, PG. 102

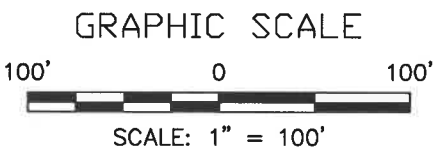
TAX #075.00-02-44.01
 DUDLEY & SUE PARKS
 INSTRUMENT #201108294
 TRACT B
 P.B. 17, PG. 1

TAX #075.00-02-36.01
 BOARD OF SUPERVISORS OF
 ROANOKE COUNTY
 D.B. 1221, PG. 1027
 (SEE SURVEY PLAT BY LUMSDEN ASSOCIATES, P.C.
 OF "HAPPY HOLLOW GARDENS PARK"
 DATED FEBRUARY 12, 1995)

EX. IPIPE BEARS
 FROM CORNER
 N 78°59'51" E, 3.25'



LEGEND	
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
EX. IP	EXISTING IRON PIN
IPIPE	IRON PIPE



- NOTES
1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON A INSPECTION OF THE FLOOD INSURANCE RATE MAP. SEE MAP NUMBER 51161C0227G, DATED SEPTEMBER 28, 2007, ZONE X (UNSHADED).
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 3. PROPERTY CORNERS WERE SET OR FOUND AS SHOWN HEREON.
 4. CURRENT OWNER: THE PENN A. BUTLER AND NANCY R. BUTLER 2004 TRUST.
 LEGAL REFERENCE: INSTRUMENT #200509314.
 5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 6. EASEMENT FOR RIGHT-OF-WAY FROM MT. CHESTNUT ROAD (VA. SEC. RTE. #692) TO SUBJECT PROPERTY TAX #075.00-02-38, D.B. 215, PG. 64.
 EASEMENT FOR RIGHT-OF-WAY FROM MT. CHESTNUT ROAD (VA. SEC. RTE. #692) TO TAX #075.00-02-39, D.B. 644, PG. 410 & D.B. 1301, PG. 989.
 EASEMENT FOR RIGHT-OF-WAY FROM MT. CHESTNUT ROAD (VA. SEC. RTE. #692) TO TAX #075.00-02-40, D.B. 1294, PG. 1670.

PLAT SHOWING
 TAX #075.00-02-38.00
 3.2778 AC. (142,779 S.F.)
 PROPERTY OF
 THE PENN A. BUTLER AND
 NANCY R. BUTLER 2004 TRUST
 INSTRUMENT #200509314
 SITUATED OFF OF MT. CHESTNUT ROAD
 WINDSOR HILLS MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA

DATE:	September 25, 2012
SCALE:	1" = 100'
COMM. NO.:	2012-146

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

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