

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT GCT DEVELOPMENT, LLC ARE THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 13 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID GCT, LLC BY DEED DATED OCTOBER 14, 2005 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT # 200517657, AND BY DEED DATED JUNE 15, 2005, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT # 200511098.

THE SAID OWNER CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240-2276 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE, AS AMENDED.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE 0.244 ACRES FOR PUBLIC STREET WIDENING PURPOSES. ALL PUBLIC UTILITY EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS, DEVISEES AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON OR ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 25TH DAY OF JANUARY 2006.

GCT DEVELOPMENT, LLC

BY: John D. Murphy ITS MANAGING MEMBER

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, VETTA W. BAYSE A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT BRADLEY N. TURNHIRE ITS MANAGING MEMBER, GCT DEVELOPMENT, LLC WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED JANUARY 25, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JANUARY 25, 2006.

MY COMMISSION EXPIRES JANUARY 31, 2009

Vetta W. Bayse
NOTARY PUBLIC

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	4999.99586	4999.99708
2	5673.57748	4751.16574
3	5710.96838	4869.99871
4	5895.03853	5171.09266
5	5781.30612	5323.07616
6	5632.94558	5357.47580
7	5663.10339	5195.77382
8	5598.60785	5076.42257
9	5583.59788	5027.98473
10	5445.61925	5106.78341
11	5424.38798	5152.05187
12	5440.37291	5221.15720
13	5445.96806	5314.25923
1	4999.99586	4999.99708
TOTAL AREA = 5.633 ACRES		

SANITARY SEWER EASEMENT		
LINE	BEARING	DISTANCE
S1-S2	N 52°23'56" W	18.06'
S2-S3	S 86°14'24" W	94.19'
S3-S4	N 64°34'50" W	41.91'
S4-S5	S 66°45'32" W	250.10'
S5-S6	N 20°16'30" E	20.03'
S6-S7	N 66°45'32" E	238.14'

ROAD DEDICATION (0.244 AC)		
LINE	BEARING	DISTANCE
1-1A	N 20°16'30" W	24.28'
1A-12A	N 35°10'16" E	515.83'
12A-13	N 63°33'39" E	25.59'
13-1	S 35°10'16" W	545.57'

CREEKSID DRIVE
(VARIABLE R/W) RTE. 774

MERIDIAN OF
P.B. 17, PG. 168



PLAT SHOWING
COMBINATION AND RESUBDIVISION OF
TRACT "A" (2.983 AC.)
(INSTRUMENT #200517657)

AND
TRACT "B" (2.650 AC.)
(INSTRUMENT #200511098)

P.B. 17, PG. 168
PROPERTY OF
GCT DEVELOPMENT, LLC

CREATING HEREON NEW
LOT 1 (0.545 AC.),
LOT 2 (0.460 AC.),
LOT 3 (0.421 AC.),
LOT 4 (0.293 AC.)

AND NEW TRACT "A-1" (3.671 AC.)
AND DEDICATING 0.244 AC.
FOR STREET WIDENING PURPOSES
SITUATED ALONG VA. SEC. RTE. # 638 (LILLY DRIVE)
AND VA. SEC. RTE. # 774 (CREEKSID DRIVE)
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

LEGEND	
R/W	RIGHT OF WAY
S.S.E.	SANITARY SEWER EASEMENT
EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
I.P.	IRON PIN
AC.	ACRE
N.D.L.	NEW DIVISION LINE
CONC.	CONCRETE
W.L.E.	WATERLINE EASEMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

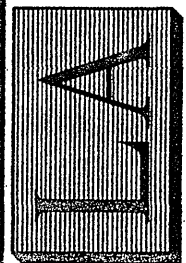
NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY NOT SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- A PORTION OF THIS PROPERTY IS 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 NUMBER 510141 0039 E, MAP NUMBER 51161C0039 E, DATED OCTOBER 18, 1995, ZONE AE.
- APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THE SUBDIVISION.
- THE RESIDUE OF TRACT "B" (0.888 AC.) BOUNDED BY OUTSIDE CORNERS 1B, 1C, 9A, 10, 11 TO 1A, TO BE COMBINED WITH AND MADE PART OF TRACT "A" (2.983 AC.) TO CREATE HEREON NEW TRACT "A-1" (3.671 AC.).
- IRON PINS FOUND OR SET AS INDICATED HEREON.
- A DETAILED FLOOD STUDY MUST BE MADE AND AN ELEVATION CERTIFICATE WILL BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON TRACT A-1.

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



DATE: January 25, 2006
COMM. NO.: 05-080
SCALE: 1" = 60'
SHEET 1 OF 1