

06282r001-recplat.plt  
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KNOW ALL MEN BY THESE PRESENTS, TO WIT:  
THAT BLUE RIDGE HOUSING DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 23, 2007 RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #070003538.

THAT BLUE RIDGE HOUSING DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 7 THRU 10 TO 7 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 9, 2006 RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #060013004.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED AND RESUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, 185 SQUARE FEET OF THIS SUBDIVISION FOR PUBLIC STREET PURPOSES AND DOES HEREBY GRANT TO THE CITY OF ROANOKE, VIRGINIA THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR THE USE AS PUBLIC EASEMENTS.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 21 DAY OF MARCH, 2007.

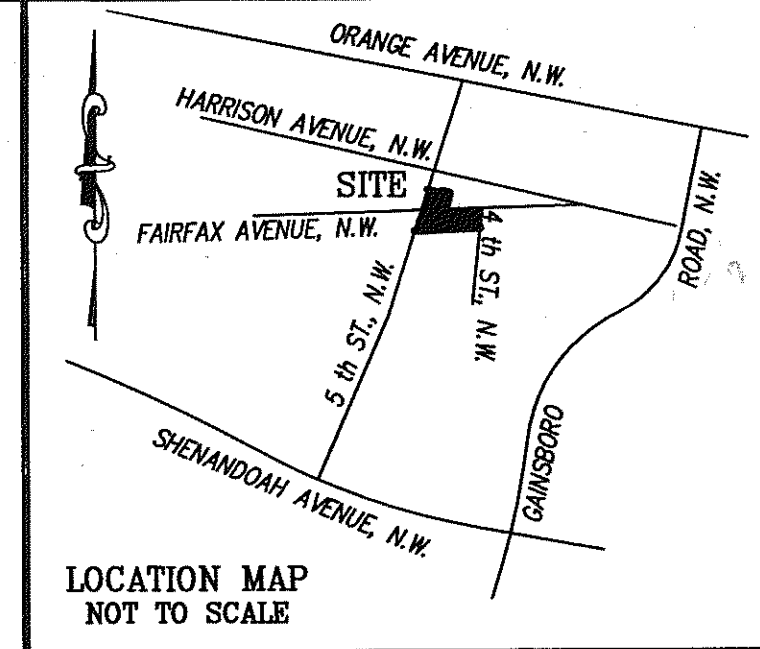
BLUE RIDGE HOUSING DEVELOPMENT CORPORATION, OWNER  
By: ALVIN L. NASH  
(Print Authorized Agents Name)  
[Signature] PRESIDENT  
(Signature of Authorized Agent) ITS (CORPORATE TITLE)

STATE OF VIRGINIA

City of Roanoke  
I, Andrea Hager, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY, AND STATE DO HEREBY CERTIFY THAT Alvin L. Nash (TITLE) FOR BLUE RIDGE HOUSING DEVELOPMENT CORPORATION, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON March 21, 2007.  
MY COMMISSION EXPIRES Oct. 31, 2008  
Andrea Hager  
NOTARY PUBLIC

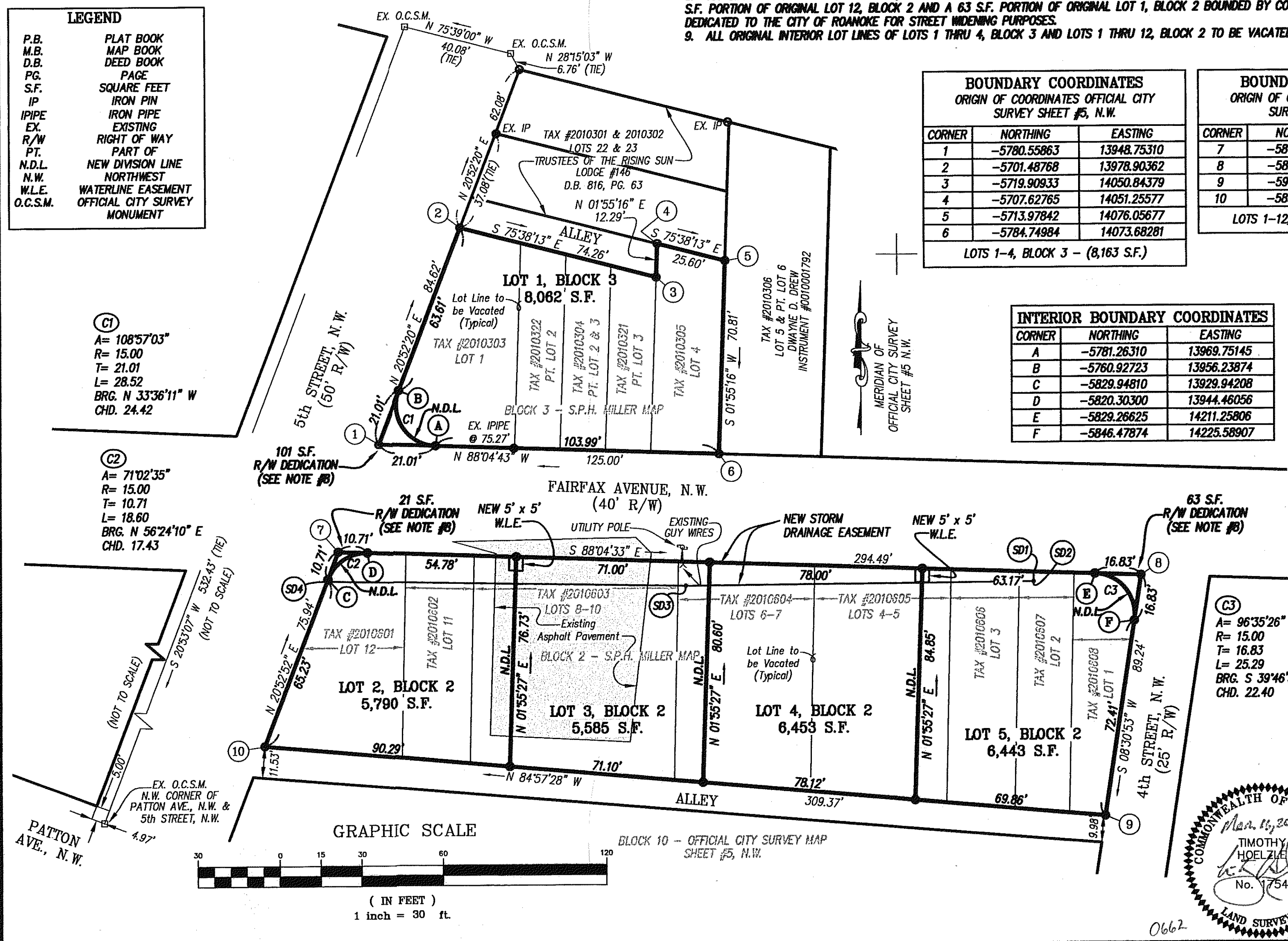
NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE 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 THIS SUBDIVISION OR RESUBDIVISION.
5. THE SUBJECT PROPERTY IS NOT 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0042 F, MAP #51161C0042 F, DATED FEBRUARY 4, 2005. ZONE "X".
6. THIS PLAT IS A COMBINATION OF TAX #2010303, #2010304, #2010305, #2010321, #2010322 AND THE RESUBDIVISION OF TAX #2010601 THRU #2010608, INCLUSIVE.
7. 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 CIRCUIT COURT OF THE CITY OF ROANOKE.
8. 101 S.F. PORTION OF ORIGINAL LOT 1, BLOCK 3 BOUNDED BY CORNERS 1 TO B TO A TO 1 INCLUSIVE TO BE DEDICATED TO THE CITY OF ROANOKE FOR STREET WIDENING PURPOSES AND 21 S.F. PORTION OF ORIGINAL LOT 12, BLOCK 2 AND A 63 S.F. PORTION OF ORIGINAL LOT 1, BLOCK 2 BOUNDED BY CORNERS 7 TO D TO C TO 7 INCLUSIVE AND 8 TO F TO E TO 8 INCLUSIVE TO BE DEDICATED TO THE CITY OF ROANOKE FOR STREET WIDENING PURPOSES.
9. ALL ORIGINAL INTERIOR LOT LINES OF LOTS 1 THRU 4, BLOCK 3 AND LOTS 1 THRU 12, BLOCK 2 TO BE VACATED.



LEGEND

P.B.	PLAT BOOK
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
IP	IRON PIN
IPIPE	IRON PIPE
EX.	EXISTING
R/W	RIGHT OF WAY
PT.	PART OF
N.D.L.	NEW DIVISION LINE
N.W.	NORTHWEST
W.L.E.	WATERLINE EASEMENT
O.C.S.M.	OFFICIAL CITY SURVEY MONUMENT



BOUNDARY COORDINATES  
ORIGIN OF COORDINATES OFFICIAL CITY SURVEY SHEET #5, N.W.

CORNER	NORTHING	EASTING
1	-5780.55863	13948.75310
2	-5701.48768	13978.90362
3	-5719.90933	14050.84379
4	-5707.62765	14051.25577
5	-5713.97842	14076.05677
6	-5784.74984	14073.68281

LOTS 1-4, BLOCK 3 - (8,163 S.F.)

BOUNDARY COORDINATES  
ORIGIN OF COORDINATES OFFICIAL CITY SURVEY SHEET #5, N.W.

CORNER	NORTHING	EASTING
7	-5819.94347	13933.75870
8	-5829.83144	14228.08140
9	-5918.08834	14214.86814
10	-5890.89682	13906.69105

LOTS 1-12, BLOCK 2 - (24,354 S.F.)

STORM DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
E-SD1	N 88°04'33" W	22.37' *TIE ONLY*
SD1-SD2	S 01°55'27" W	3.47'
SD2-SD3	S 89°32'54" W	127.44'
SD3-SD4	N 89°00'09" W	131.71'
SD4-C	N 20°52'52" E	0.80'
C-D	N 56°24'10" E	17.43' Radius: 15.00'
D-SD1	S 88°04'33" E	244.58'

Area: 2,029 S.F. 0.047 AC.

INTERIOR BOUNDARY COORDINATES

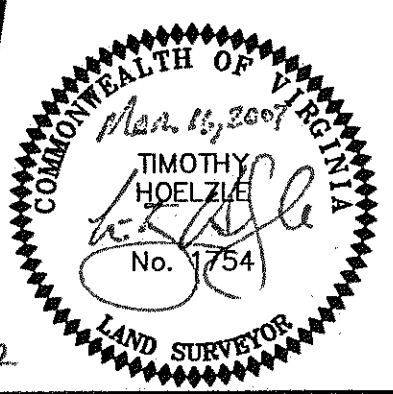
CORNER	NORTHING	EASTING
A	-5781.26310	13969.75145
B	-5760.92723	13956.23874
C	-5829.94810	13929.94208
D	-5820.30300	13944.46056
E	-5829.26625	14211.25806
F	-5846.47874	14225.58907

APPROVED:  
[Signature] 3-23-07  
AGENT, ROANOKE CITY PLANNING COMMISSION  
[Signature] 3-23-07  
CITY ENGINEER, ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD ON MARCH 27, 2007, AT 2:18 O'CLOCK P.M.

TESTEE: BRENDA HAMILTON  
Melinda M Thomas  
DEPUTY CLERK

PLAT SHOWING THE COMBINATION OF LOTS 1 THRU 4, BLOCK 3 PROPERTY OF BLUE RIDGE HOUSING DEVELOPMENT CORPORATION CREATING HEREON LOT 1, BLOCK 3 AND THE RESUBDIVISION OF LOTS 1 THRU 12, BLOCK 2 PROPERTY OF BLUE RIDGE HOUSING DEVELOPMENT CORPORATION CREATING HEREON LOTS 2, 3, 4 & 5, BLOCK 2 AND DEDICATING (185 S.F.) FOR PUBLIC STREET PURPOSES SITUATED AT THE INTERSECTION OF FAIRFAX AVE., N.W. AND 4th & 5th ST., N.W. ROANOKE, VIRGINIA



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FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

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P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

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

DATE: MARCH 16, 2007  
COMM. NO.: 06-282  
SCALE: 1" = 30'

SHEET 1 OF 1