

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT POTOMAC CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN D.B. 1460, PG. 1915.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT 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.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE A 5 FOOT STRIP (0.051 ACRES) FOR ROAD WIDENING PURPOSES OF NORTHRIDGE DRIVE (VA. SEC. RTE. #850), BOUNDED BY CORNERS 1 TO 1A TO 5A TO 6 TO 1 AND HEREBY DEDICATES FOR PUBLIC USE A NEW 20 FOOT WATERLINE EASEMENT WITHIN THE BOUNDARY AS SHOWN HEREON.

IN WITNESS THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

BY: \_\_\_\_\_

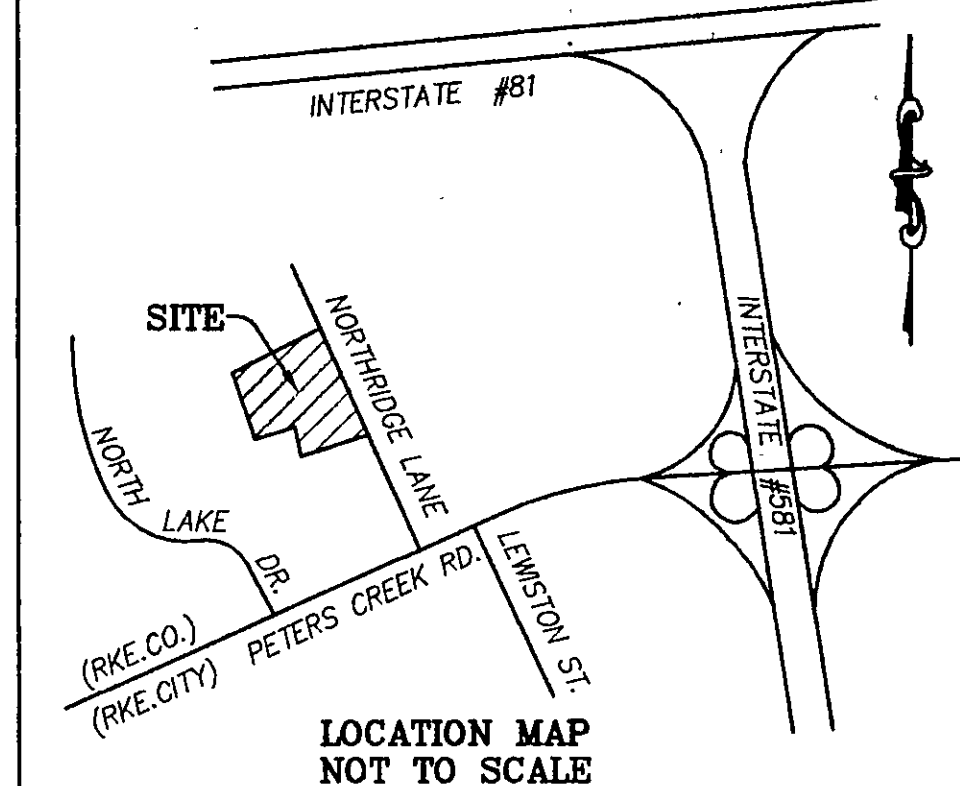
POTOMAC CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS  
IT'S

STATE OF VIRGINIA

\_\_\_\_\_, OF \_\_\_\_\_, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID \_\_\_\_\_ AND STATE DO HEREBY  
CERTIFY THAT \_\_\_\_\_ OF  
POTOMAC CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS,  
IT'S \_\_\_\_\_, OWNER HAS PERSONALLY APPEARED BEFORE  
ME IN MY AFORESAID \_\_\_\_\_ AND STATE AND  
ACKNOWLEDGED THE SAME ON \_\_\_\_\_, 2004. MY  
COMMISSION EXPIRES ON \_\_\_\_\_

NOTARY PUBLIC

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5002.92084	5003.99856
2	4887.72724	4726.14809
3	4988.99756	4683.20252
4	4892.76642	4451.09009
5	5123.51180	4378.44703
6	5416.07126	4831.71034
1	5002.92084	5003.99856
AREA = 4.347 AC.		



NEW 15' PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT		
LINE	BEARING	DISTANCE
A1-A2	S22°38'12"E	15.00'
A2-A3	S67°21'48"W	34.00'
A3-A4	S22°38'13"E	36.00'
A4-A5	S67°21'47"W	73.00'
A5-A6	S22°38'13"E	118.81'
A6-A7	S67°28'34"W	34.26'
A7-SW4	N22°38'49"W	15.00'
SW4-A8	N67°28'34"E	19.35'
A8-A9	N22°38'13"W	118.78'
A9-A10	N67°21'48"E	73.00'
A10-A11	N22°38'13"W	36.00'
A11-A1	N67°21'48"E	49.00'
AREA = 4,442 S.F.		

NEW PRIVATE STORMWATER MANAGEMENT EASEMENT		
LINE	BEARING	DISTANCE
SW1-SW2	S67°28'34"W	100.00'
SW2-SW3	N22°38'49"W	40.48'
SW3-SW4	S67°01'11"W	60.00'
SW4-SW5	N22°38'49"W	15.00'
SW5-SW6	N67°01'11"E	60.00'
SW6-SW7	N22°38'49"W	38.52'
SW7-SW8	N67°28'34"E	100.00'
SW8-SW1	S22°38'49"E	95.00'
AREA = 10,400 S.F.		

LEGEND		
EX.	EXISTING	
D.B.	DEED BOOK	
P.B.	PLAT BOOK	
PG.	PAGE	
A.C.	ACRES	
R/W	RIGHT-OF-WAY	
I.P.	IRON PIN	
PVT.	PRIVATE	
S.S.E.	SANITARY SEWER EASEMENT	
W.L.E.	WATER LINE EASEMENT	
OU	OVERHEAD UTILITY	
⊕	UTILITY POLE	

NEW PUBLIC WATER LINE EASEMENT		
LINE	BEARING	DISTANCE
4-B1	N17°28'30"W	10.04' TE
B1-B2	N67°28'34"E	264.89'
B2-B3	N44°04'31"E	140.24'
B3-B4	N67°21'47"E	158.00'
AREA = 3,045 S.F.		

APPROVED:

AGENT, ROANOKE COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON \_\_\_\_\_, 2004, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

PLAT SHOWING SUBDIVISION OF  
LOT 2 (4.347 AC.)  
(P.B. 12, PG. 58)

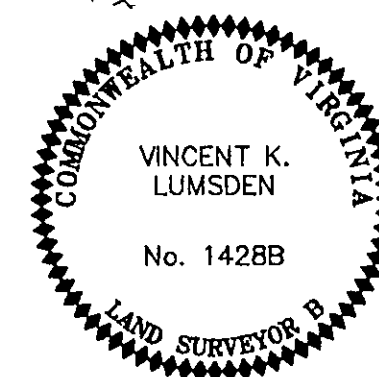
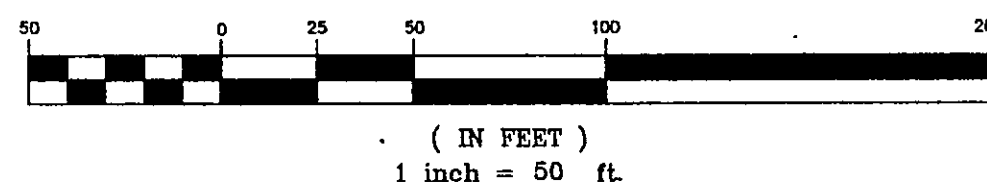
PROPERTY OF  
**POTOMAC CONFERENCE  
CORPORATION OF  
SEVENTH-DAY ADVENTISTS**  
DEDICATING TO COUNTY OF ROANOKE AN  
(0.051 AC.) PARCEL  
FOR ROAD WIDENING PURPOSES  
CREATING HEREON  
**NEW LOT 2A (4.296 AC.)**  
SITUATED ALONG NORTHRIDGE LANE  
HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

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.
- THIS 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 #51161C0023 D, COMMUNITY PANEL #510190 0023 D, DATED OCTOBER 15, 1995 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, ZONE "X".
- 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.
- THIS PLAT SUBDIVIDES ORIGINAL ROANOKE COUNTY TAX PARCEL #37.14-01-01.
- IRON PINS SET AT ALL CORNERS, UNLESS NOTED OTHERWISE.
- PROPERTY LINES FROM CORNERS 5A TO 6 TO 1 TO 1A TO BE VACATED AND DEDICATED FOR ROAD WIDENING PURPOSES.
- NEW DIVISION LINE FROM CORNER 1A TO 5A.

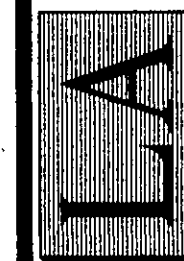
TAX #37.14-01-09.01  
"LOT 1"  
P.B. 12, PG. 58  
ST. PAUL EVANGELICAL  
LUTHERAN CHURCH TRUSTEES  
D.B. 1317, PG. 116

GRAPHIC SCALE



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

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



DATE: MAY 27, 2004  
SCALE: 1" = 50'  
COMM. NO.: 03-360  
CADD FILE: F:\2003\03360\SUR\03360RPP.DWG  
SHEET 1 OF 1