

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BRC ORANGE AVENUE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 15 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JANUARY 13, 2016, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #160000768 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JANUARY 20, 2016, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #160001255.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON (23,479 S.F.) AS SET APART FOR PUBLIC STREETS.

THE ABOVE-DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 25 DAY OF April, 2016.

OWNER: BRC ORANGE AVENUE, LLC

BY: Chris Dunbar
Chris Dunbar, its Manager

LEGEND

D.B.	DEED BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
EX.	EXISTING
IP	IRON PIN
R/W	RIGHT-OF-WAY
SHW	STATE HIGHWAY
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

BOUNDARY COORDINATES ORIGIN OF BOUNDARY COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	5503.61052	4697.40027
3	5564.66574	4743.42771
4	5710.40273	4832.25992
5	5850.79948	4994.32250
6	5891.08505	5030.85922
7	5915.33598	5057.23505
8	6152.32885	5618.13264
9	5900.77862	5647.15138
10	5903.43584	5816.09048
11	5800.66967	5876.09143
12	5616.86690	5987.38691
13	5443.67466	5730.42523
14	5426.03727	5704.09912
15	5313.84576	5520.41525
1	5000.00000	5000.00000
TOTAL BOUNDARY 17.9514 AC. (781,964 S.F.)		

VACATED BOUNDARY LINE COORDINATES		
CORNER	NORTHING	EASTING
A	5051.63079	5085.61267
B	5158.82796	5020.47847
C	5236.71854	5148.66995
D	5129.09476	5214.06337
E	5449.01873	5738.35411
F	5701.19412	5578.34611
G	5755.05276	5663.22826
1	5000.00000	5000.00000
12	5616.86690	5987.38691
13	5443.67466	5730.42523
14	5426.03727	5704.09912
15	5313.84576	5520.41525

R/W DEDICATION LINE COORDINATES		
CORNER	NORTHING	EASTING
16	5636.56271	5975.46079
17	5462.74562	5717.57105
18	5309.18485	5476.86533
19	5015.85826	4990.47139

NOTES:

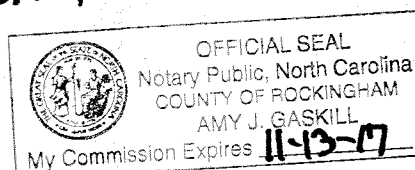
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBERS 51161C01686 AND 51161C01676, DATED SEPTEMBER 28, 2007, ZONE X (UNSHADED).
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. NCS-706342-ATL, EFFECTIVE DATE OF DECEMBER 28, 2015 AND COMMITMENT No. NCS-714315-ATL, EFFECTIVE DATE OF DECEMBER 30, 2015, UPDATED JANUARY 6, 2016.
- CURRENT OWNER: BRC ORANGE AVENUE, LLC - INSTRUMENT #160000768 AND INSTRUMENT #160001255.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
- THIS PLAT COMBINES ROANOKE CITY TAX #7130101, #7130102, #7130103 & #7130116, (781,963 S.F., 17.9514 AC.) AND DEDICATES TO THE CITY OF ROANOKE (23,479 S.F.) FOR PUBLIC STREETS, CREATING HEREON LOT C-2 (17.4124 AC.).
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
- FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.

STATE OF ~~VIRGINIA~~ North CarolinaCounty of Gulfport

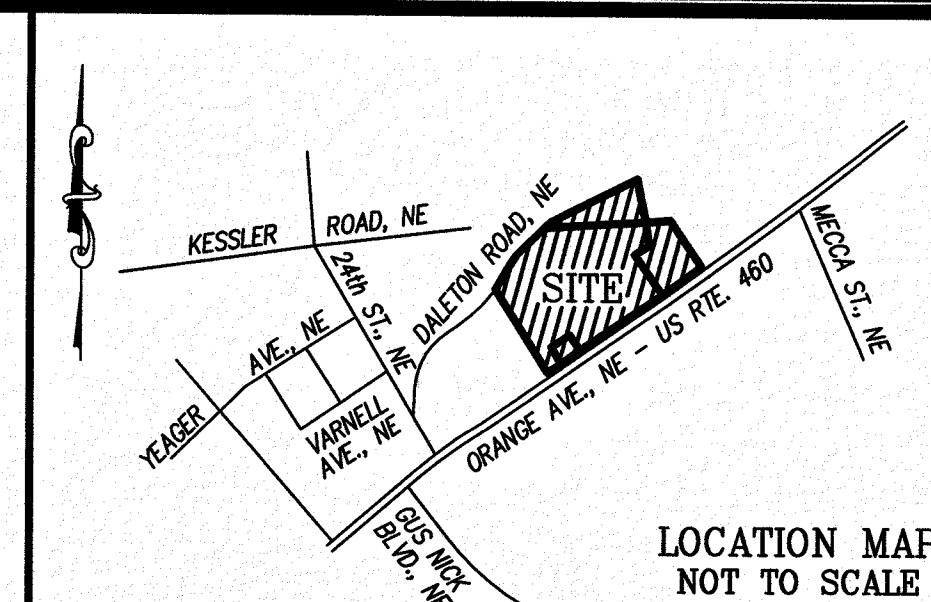
I, Amy J. Gaskill, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Chris Dunbar, FOR BRC ORANGE AVENUE, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 25, 2016.

MY COMMISSION EXPIRES ON 11-13-17 REG. #20023110024

Amy J. Gaskill
NOTARY PUBLIC
Amy J. Gaskill



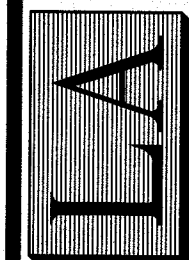
INSTRUMENT # 160003955



PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

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

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



DATE: March 29, 2016
COMM. NO.: 2015-005
SCALE: 1" = 100'

SU160013

APPROVED:

[Signature]
SUBDIVISION AGENT, CITY OF ROANOKE
[Signature]
CITY ENGINEER, ROANOKE, VIRGINIA

4/29/2016
DATE
4.29.2016
DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON April 29, 2016, AT 2:17 O'CLOCK P.M.

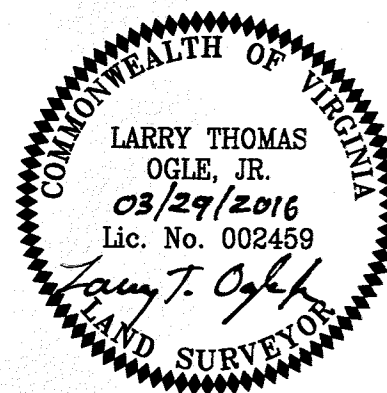
TESTEE: BRENDA S. HAMILTON

[Signature]
DEPUTY CLERK

PLAT SHOWING THE COMBINATION OF
CITY OF ROANOKE
TAX PARCEL #7130101 (INSTRUMENT #160001255)
TAX PARCELS #7130102, #7130103 & #7130116
(INSTRUMENT #160000768)
PROPERTY OF

BRC ORANGE AVENUE, LLC
CREATING HEREON

LOT C-2 (17.4124 ACRES)
AND THE DEDICATION OF 23,479 S.F. (0.5390 AC.) OF
ADDITIONAL RIGHT-OF-WAY FOR ORANGE AVENUE, NE
SITUATED AT #2512 DALETON RD., NE
CITY OF ROANOKE, VIRGINIA



INSTRUMENT # 160003955

15005rp01-sheet 2.plt

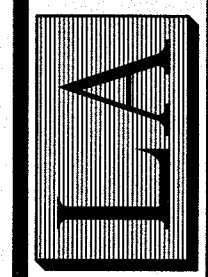
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INSTRUMENT # 16000 3955

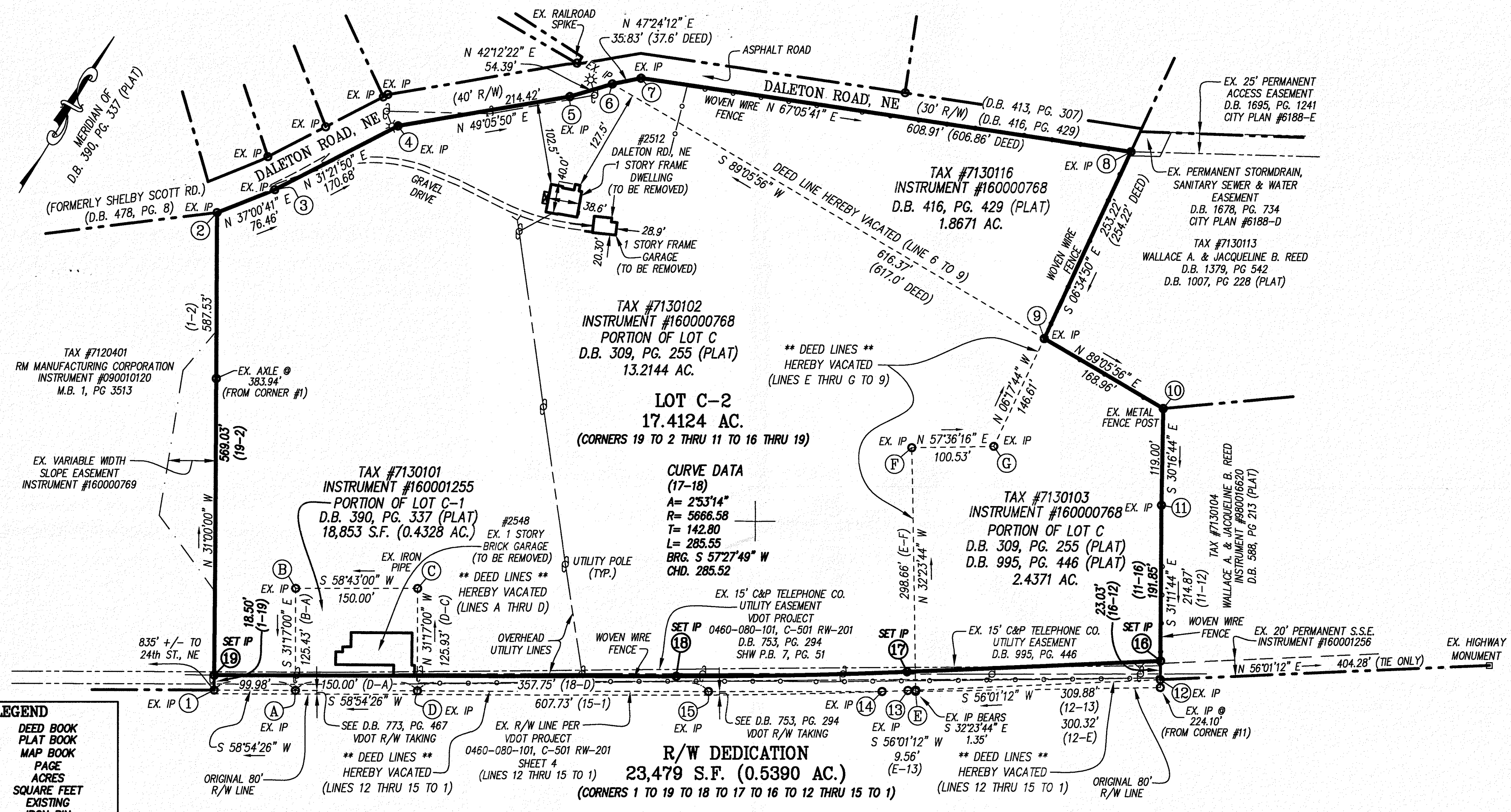
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ROANOKE, VIRGINIA



DATE: March 29, 2016
COMM. NO.: 2015-005
SCALE: 1" = 100'
SHEET 2 OF 4



LEGEND
D.B. DEED BOOK
P.B. PLAT BOOK
M.B. MAP BOOK
PG. PAGE
AC. ACRES
S.F. SQUARE FEET
EX. EXISTING
IP IRON PIN
R/W RIGHT-OF-WAY
SHW STATE HIGHWAY
W.L.E. WATER LINE EASEMENT
S.S.E. SANITARY SEWER EASEMENT

GRAPHIC SCALE
100' 0 100'
SCALE: 1" = 100'

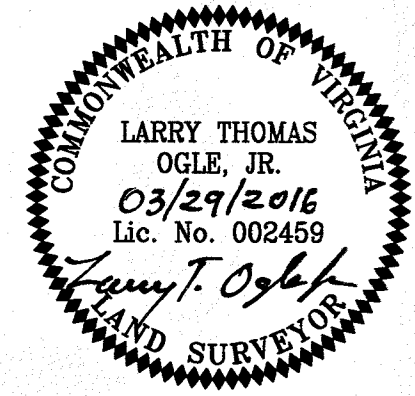
NOTES:
1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBERS 51161C01666 AND 51161C01676, DATED SEPTEMBER 28, 2007, ZONE X (UNSHADED).
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6. THIS PLAT COMBINES ROANOKE CITY TAX #7130101, #7130102, #7130103 & #7130116, (781,963 S.F., 17.9514 AC.) AND DEDICATES TO THE CITY OF ROANOKE (23,479 S.F.) FOR PUBLIC STREETS, CREATING HEREON LOT C-2 (17.4124 AC.).
7. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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. FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.

R/W DEDICATION
23,479 S.F. (0.5390 AC.)
(CORNERS 1 TO 19 TO 18 TO 17 TO 16 TO 12 THRU 15 TO 1)

CURVE DATA
(14-15) A= 0'38'47" R= 19076.10' T= 107.62' L= 215.24' BRG. S 58'35'02" W CHD. 215.24'
(13-14) A= 0'19'09" R= 5689.58' T= 15.84' L= 31.69' BRG. S 56'10'46" W CHD. 31.69'

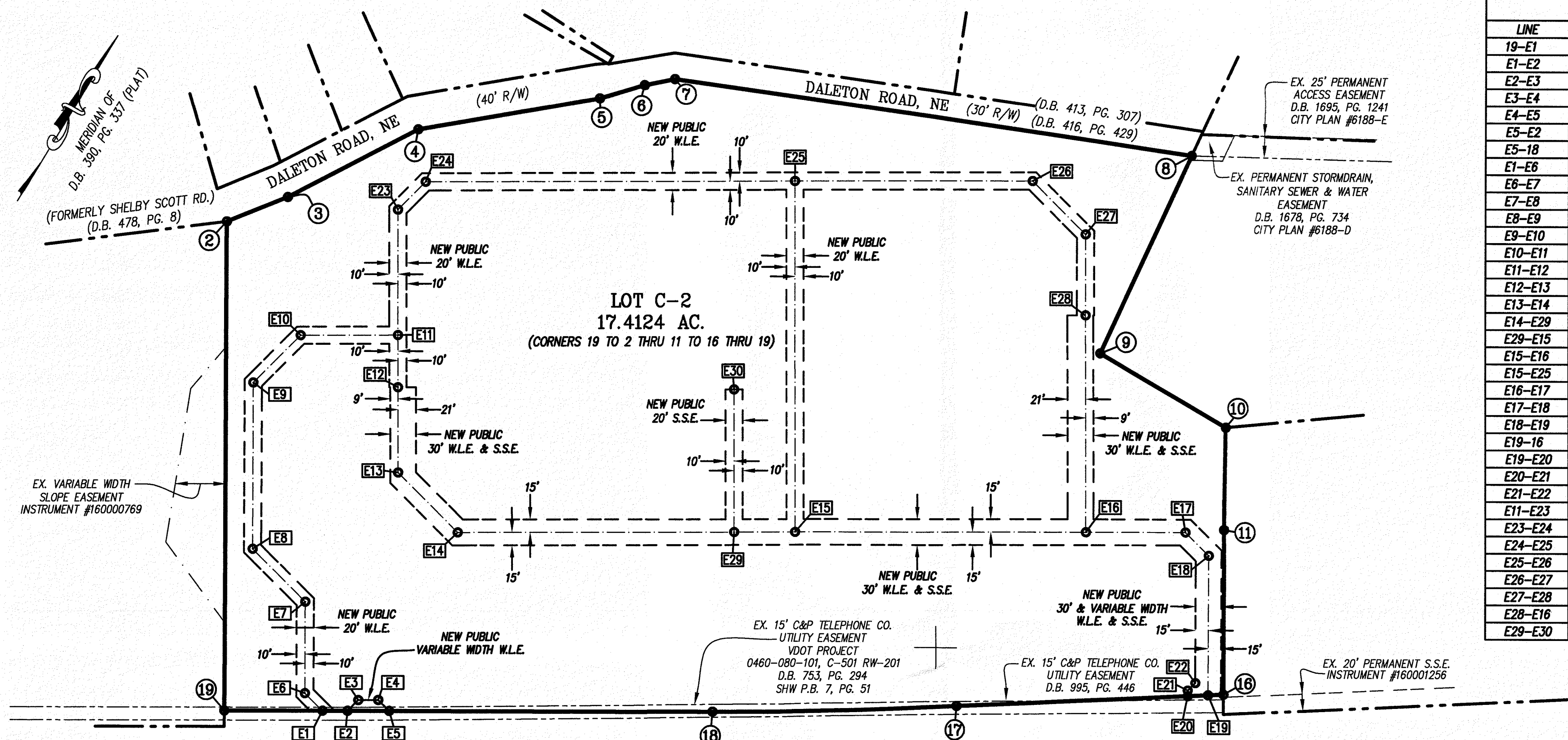
NEW R/W DEDICATION LINE TABLE		
LINE	BEARING	DISTANCE
16-17	S 56'01'12" W	311.00'
*17-18	S 57'27'49" W	285.52'
18-19	S 58'54'26" W	568.00'

*DENOTES CHORD BEARING & DISTANCE



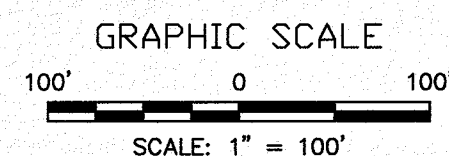
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INSTRUMENT # 16000 3955



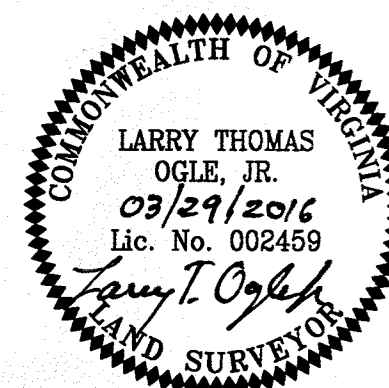
LINE	BEARING	DISTANCE
19-E1	N 58°54'26" E	114.29' (TIE)
E1-E2	N 58°54'26" E	29.10'
E2-E3	N 13°32'58" E	17.57'
E3-E4	N 58°32'58" E	23.28'
E4-E5	S 76°27'02" E	18.00'
E5-E2	S 58°54'26" W	48.44'
E5-18	N 58°54'26" E	376.17' (TIE)
E1-E6	N 76°27'02" E	28.85'
E6-E7	N 31°05'34" W	106.98'
E7-E8	N 76°05'34" W	86.91'
E8-E9	N 31°00'00" W	193.12'
E9-E10	N 13°41'06" E	77.74'
E10-E11	N 58°41'06" E	112.95'
E11-E12	S 31°18'54" E	60.79'
E12-E13	S 31°18'54" E	99.10'
E13-E14	S 76°18'54" E	98.27'
E14-E29	N 58°41'06" E	321.61'
E29-E15	N 58°41'06" E	71.00'
E15-E25	N 58°41'06" E	339.80'
E15-E25	N 31°18'54" W	407.45'
E16-E17	N 58°41'06" E	115.52'
E17-E18	S 76°18'54" E	38.43'
E18-E19	S 31°11'44" E	162.61'
E19-16	N 56°01'12" E	17.85' (TIE)
E19-E20	S 56°01'12" W	23.81' (TIE)
E20-E21	N 31°11'44" W	6.60'
E21-E22	N 13°48'16" E	12.43'
E11-E23	N 31°18'54" W	145.74'
E23-E24	N 13°41'06" E	45.74'
E24-E25	N 58°41'06" E	429.75'
E25-E26	N 58°41'06" E	278.01'
E26-E27	S 76°18'54" E	87.39'
E27-E28	S 31°18'54" E	94.16'
E28-E16	S 31°18'54" E	251.50'
E29-E30	N 31°18'54" W	165.58'

D.B.	DEED BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
EX.	EXISTING
IP	IRON PIN
R/W	RIGHT-OF-WAY
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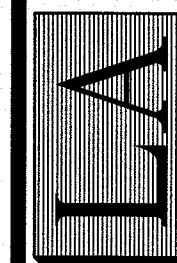
PLAT SHOWING THE COMBINATION OF
CITY OF ROANOKE
TAX PARCEL #7130101 (INSTRUMENT #160001255)
TAX PARCELS #7130102, #7130103 & #7130116
(INSTRUMENT #160000768)

PROPERTY OF
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AND THE DEDICATION OF 23,479 S.F. (0.5390 AC.) OF
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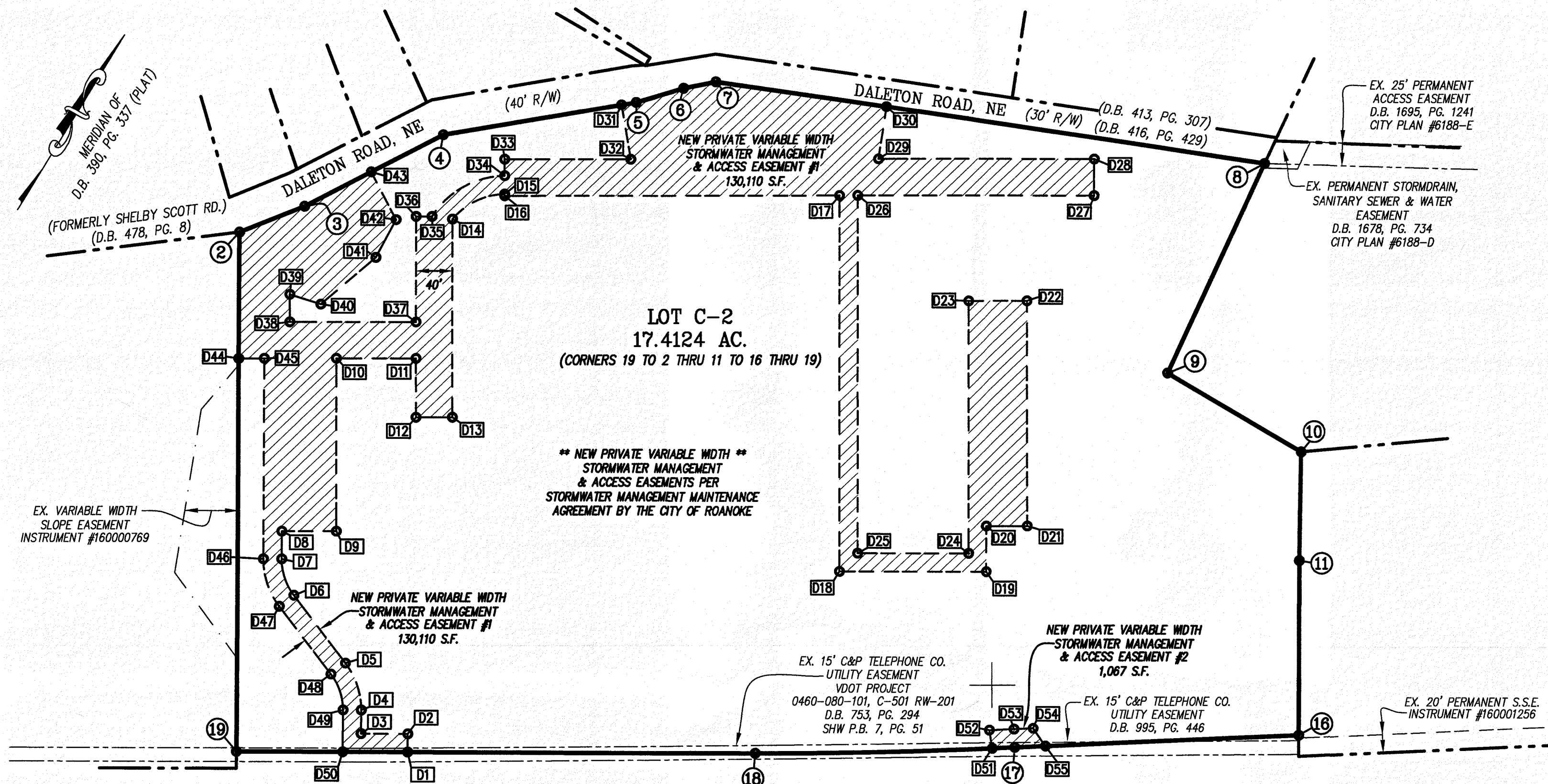
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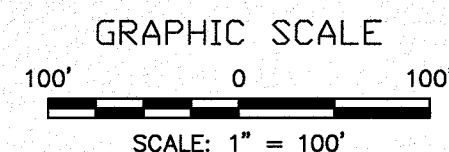
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: March 29, 2016
COMM. NO.: 2015-005
SCALE: 1" = 100'
SHEET 3 OF 4



LEGEND	
D.B.	DEED BOOK
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S.S.E.	SANITARY SEWER EASEMENT



ORANGE AVENUE, NE - U.S. ROUTE #460
(89' R/W) (VDOT PROJECT 0460-080-101, C-501 RW-201)

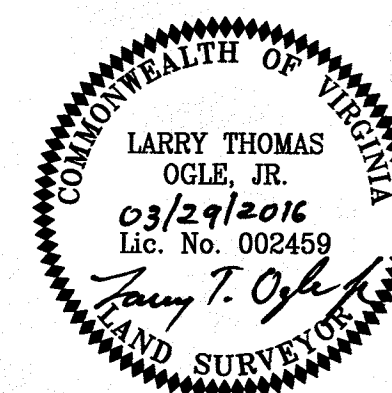
NEW PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT AND ACCESS EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
D4-D5	85.00'	55.57'	28.82'	54.59'	N 49°49'22" W	37°27'38"
D6-D7	65.00'	42.60'	22.10'	41.84'	N 49°46'36" W	37°33'11"
D14-D15	77.00'	65.31'	34.77'	63.37'	N 32°58'05" E	48°36'00"
D34-D35	97.00'	95.13'	51.78'	91.36'	S 29°27'51" W	56°11'31"
D46-D47	85.00'	55.71'	28.90'	54.72'	S 49°46'36" E	37°33'11"
D48-D49	65.00'	42.50'	22.04'	41.74'	S 49°49'22" E	37°27'38"
D17-D51	5666.58'	24.75'	12.38'	24.75'	S 56°08'43" W	0°15'01"
D52-D53	5646.58'	27.09'	13.55'	27.09'	N 56°09'27" E	0°16'30"

NEW PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT AND ACCESS EASEMENT #2 LINE TABLE		
LINE	BEARING	DISTANCE
16-D55	S 56°01'12" W	277.21' (TIE)
D55-17	S 56°01'12" W	33.78'
D51-D52	N 40°38'51" W	20.15'
D53-D54	N 56°01'12" E	21.10'
D54-D55	S 66°21'24" E	23.68'

NEW PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT AND ACCESS EASEMENT #1 LINE TABLE		
LINE	BEARING	DISTANCE
19-D50	N 58°54'26" E	116.19' (TIE)
D50-D1	N 58°54'26" E	71.00'
D1-D2	N 31°05'34" W	20.00'
D2-D3	S 58°54'26" W	51.00'
D3-D4	N 31°05'34" W	25.84'
D5-D6	N 68°33'11" W	93.57'
D7-D8	N 31°00'00" W	30.21'
D8-D9	N 58°44'48" E	59.54'
D9-D10	N 31°15'12" W	189.26'
D10-D11	N 58°41'06" E	86.95'
D11-D12	S 31°18'54" E	64.54'
D12-D13	N 58°41'06" E	40.00'
D13-D14	N 31°18'54" W	217.10'
D15-D16	S 31°18'54" E	1.98'
D16-D17	N 58°41'06" E	367.00'
D17-D18	S 31°18'54" E	411.45'
D18-D19	N 58°41'06" E	161.50'
D19-D20	N 31°18'54" W	50.00'
D20-D21	N 58°41'06" E	45.22'
D21-D22	N 31°18'54" W	246.14'
D22-D23	S 58°33'26" W	65.22'
D23-D24	S 31°18'54" E	275.99'
D24-D25	S 58°41'06" W	121.50'
D25-D26	N 31°18'54" W	391.45'
D26-D27	N 58°41'06" E	259.98'
D27-D28	N 31°18'54" W	40.00'
D28-D29	S 58°41'06" W	237.22'
D29-D30	N 22°54'19" W	57.99'
D30-7	S 67°05'41" W	188.85'
7-6	S 47°24'12" W	35.83'
6-5	S 42°12'22" W	54.39'
5-D31	S 49°05'50" W	16.25'
D31-D32	S 40°54'10" E	60.70'
D32-D33	S 58°41'06" W	138.22'
D33-D34	S 31°18'54" E	18.02'
D35-D36	S 58°41'06" W	17.36'
D36-D37	S 31°18'54" E	115.46'
D37-D38	S 58°41'06" W	137.94'
D38-D39	N 31°18'54" W	30.24'
D39-D40	N 76°19'50" E	35.57'
D40-D41	N 18°20'02" E	79.00'
D41-D42	N 03°18'49" W	46.83'
D42-D43	N 58°38'10" W	58.89'
D43-3	S 31°21'50" W	82.11'
3-2	S 37°00'41" W	76.46'
2-D44	S 31°00'00" E	138.35'
D44-D45	N 58°41'06" E	28.00'
D45-D46	S 31°00'00" E	219.30'
D47-D48	S 68°33'11" E	93.57'
D49-D50	S 31°05'34" E	45.84'

NOTES:

- 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 MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBERS 51161C0166G AND 51161C0167G, DATED SEPTEMBER 28, 2007, ZONE X (UNSHADED).
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. NCS-706342-ATL, EFFECTIVE DATE OF DECEMBER 28, 2015 AND COMMITMENT No. NCS-714315-ATL, EFFECTIVE DATE OF DECEMBER 30, 2015, UPDATED JANUARY 6, 2016.
- CURRENT OWNER: BRC ORANGE AVENUE, LLC - INSTRUMENT #160000768 AND INSTRUMENT #160001255.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
- THIS PLAT COMBINES ROANOKE CITY TAX #7130101, #7130102, #7130103 & #7130116, (781,963 S.F., 17.9514 AC.) AND DEDICATES TO THE CITY OF ROANOKE (23,479 S.F.) FOR PUBLIC STREETS, CREATING HEREON LOT C-2 (17.4124 AC.).
- THE RECORDED OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
- FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.



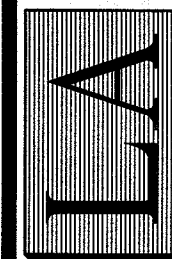
PLAT SHOWING THE COMBINATION OF
CITY OF ROANOKE
TAX PARCEL #7130101 (INSTRUMENT #160001255)
TAX PARCELS #7130102, #7130103 & #7130116
(INSTRUMENT #160000768)

PROPERTY OF
BRC ORANGE AVENUE, LLC
CREATING HEREON
LOT C-2 (17.4124 ACRES)
AND THE DEDICATION OF 23,479 S.F. (0.5390 AC.) OF
ADDITIONAL RIGHT-OF-WAY FOR ORANGE AVENUE, NE
SITUATED AT #2512 DALETON RD., NE
CITY OF ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

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

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



DATE: March 29, 2016
COMM. NO.: 2015-005
SCALE: 1" = 100'

SHEET 4 OF 4