

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE WENDY DAWN CUMMINGS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1. INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN WILL INSTRUMENT NUMBER 170004470.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE 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 SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, IS ENTIRELY WITH HER OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Wendy Dawn Cummings 6/23/17
WENDY DAWN CUMMINGS DATE:

STATE OF VIRGINIA

City OF Roanoke
I, Kristin Marie Bunn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Wendy Dawn Cummings, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF June, 2017.

Kristin Marie Bunn REG. # 7733394
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/30/2021



APPROVED:

[Signature] 6/24/17
SUBDIVISION AGENT DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 6:41 O'CLOCK A.M. ON THIS 27 DAY OF June, 2017 IN INSTRUMENT # 17000 7852

TESTE: BRENDA S. HAMILTON

CLERK

Natalie Jamison
DEPUTY CLERK

NOTES:

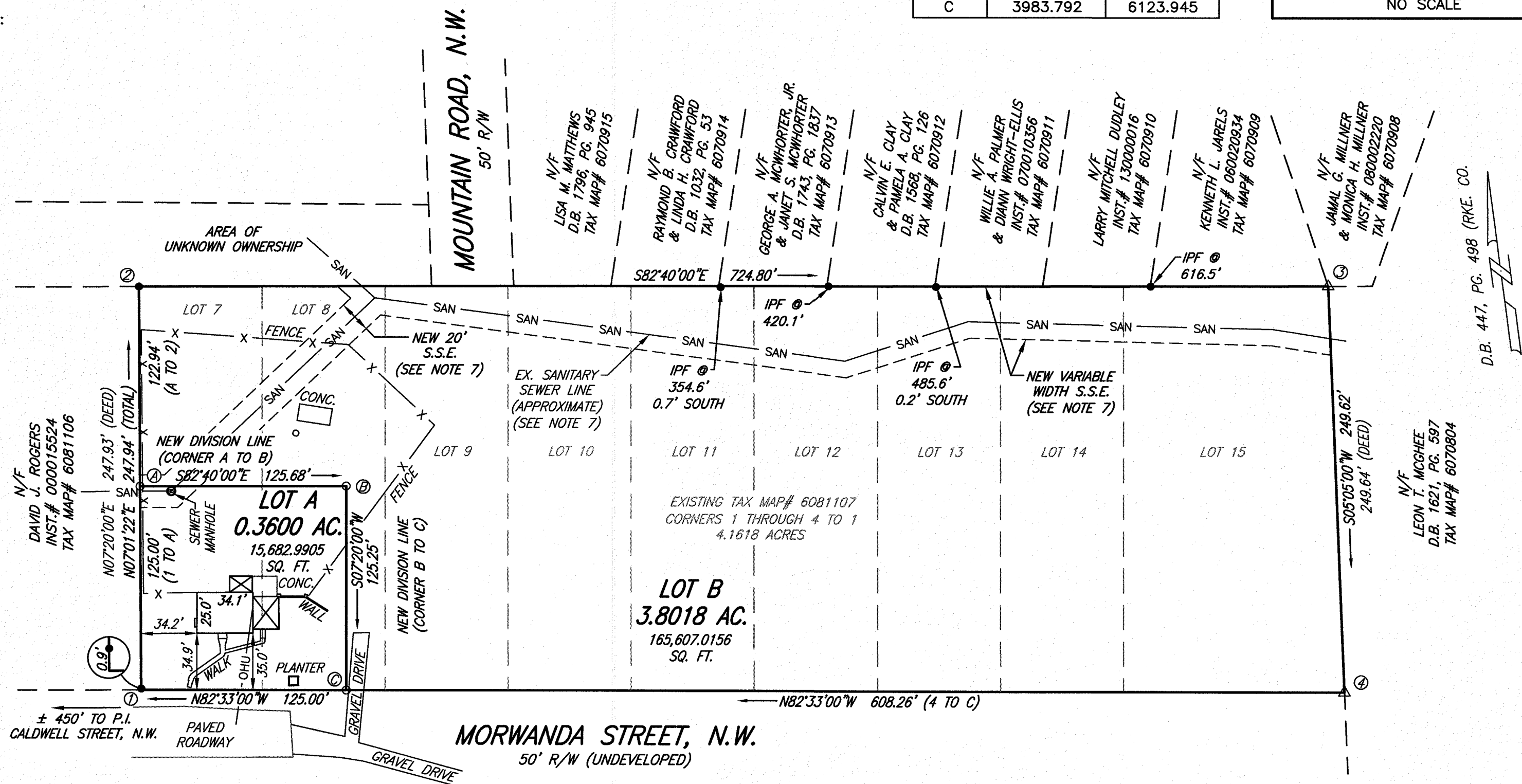
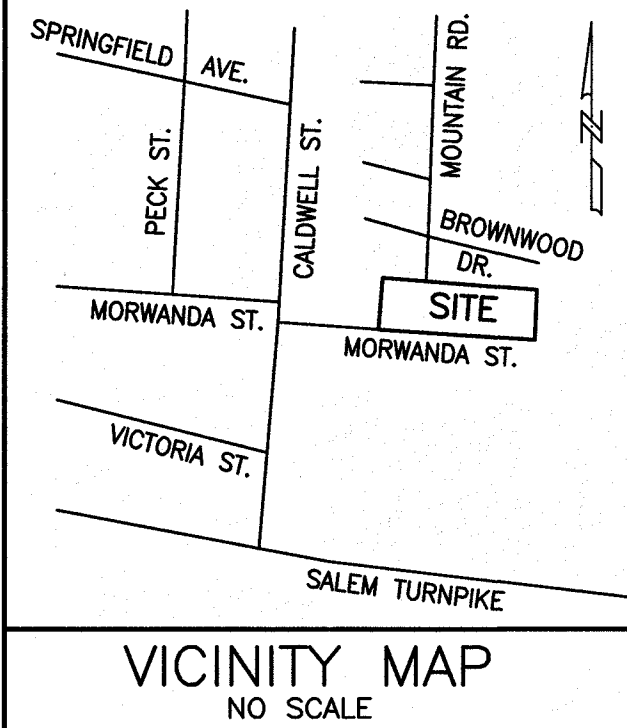
1. OWNER OF RECORD: WENDY DAWN CUMMINGS
2. LEGAL REFERENCE: INSTRUMENT NO. 170004470
3. ORIGINAL TAX MAP NUMBER: 6081107
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
6. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP 51161C0142G (MAP REVISED DATE: SEPTEMBER 28, 2007).
7. THE EXISTING SANITARY SEWER LINE AND NEW SANITARY SEWER EASEMENT ARE APPROXIMATE. THE INTENT OF THE NEW EASEMENT IS TO RUN 10 FEET SOUTH OF AND PARALLEL TO THE EXISTING SEWER LINE AND TO THE NORTHERLY PROPERTY LINE, EXCEPT WHERE DENOTED AS NEW 20' S.S.E.

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- △ - DEEDED CORNER

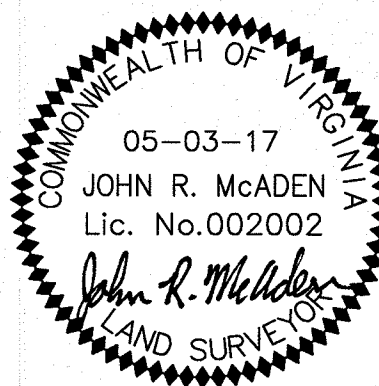
COORDINATE LIST(ASSUMED)

CORNER	NORTHING	EASTING
1	4000.000	6000.000
2	4246.076	6030.314
3	4153.562	6749.185
4	3904.925	6727.068
1	4000.000	6000.000
A	4124.062	6015.283
B	4108.021	6139.932
C	3983.792	6123.945



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

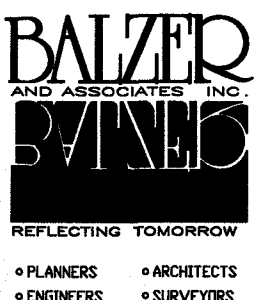
John R. McAden
JOHN R. MCADEN 002002



THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.

RESUBDIVISION PLAT FOR WENDY DAWN CUMMINGS

4901 MORWANDA STREET, N.W.
BEING THE RESUBDIVISION OF
TAX MAP NO. 6081107
AS CONVEYED IN
INSTRUMENT NO. 170004470
AND FURTHER SHOWN AS LOTS
7 THROUGH 15 ON CORRECTED MAP
SHOWING SUBDIVISION OF PROPERTY CONVEYED
TO C.R. CLARK BY W.M. TURNER & VICTORIA TURNER
RECORDED IN DEED BOOK 447, PAGE 498 (RKE. CO.)
CREATING HEREON
LOT A (0.3600 AC.) (15,682.9905 SQ. FT.)
LOT B (3.8018 AC.) (165,607.0156 SQ. FT.)
SITUATED ALONG MORWANDA STREET, N.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED MAY 3, 2017
JOB #05170080 HS
SCALE: 1" = 60'
SHEET 1 OF 1



DRN: SJB
CHK: JRM

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

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17-0014