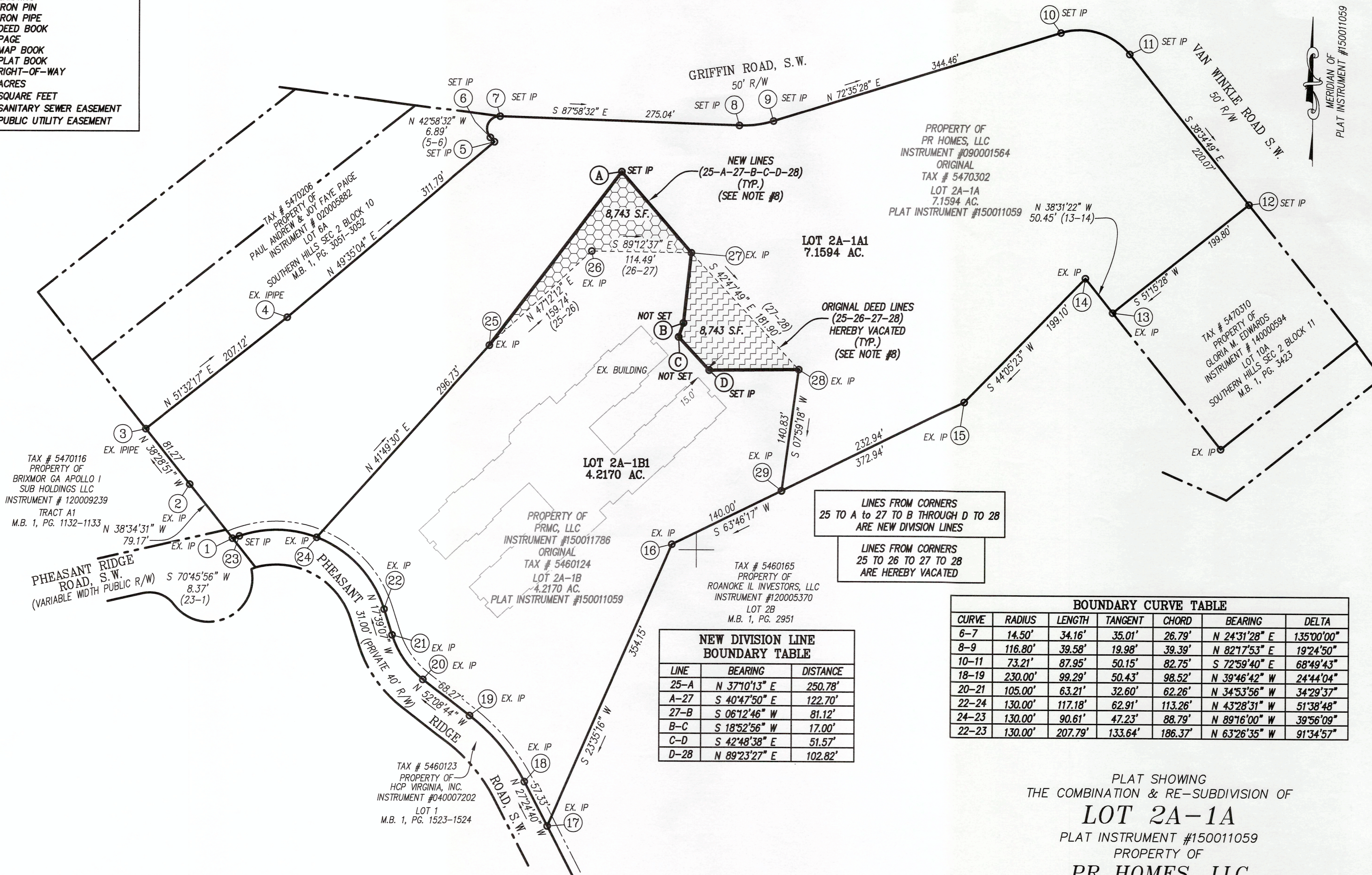


LEGEND

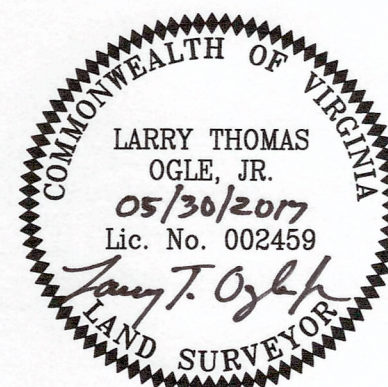
EX. EXISTING
IP IRON PIN
IPIPE IRON PIPE
D.B. DEED BOOK
PG. PAGE
M.B. MAP BOOK
P.B. PLAT BOOK
R/W RIGHT-OF-WAY
AC. ACRES
S.F. SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT



NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS WERE FOUND OR SET AT ALL CORNERS AS NOTED HEREON.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP NUMBER 51161C0252G, DATED SEPTEMBER 28, 2007. UNSHADED ZONE "X".
- CURRENT OWNERS: TAX #5470302 - PR HOMES, LLC - INSTRUMENT #090001564;
TAX #5460124 - PRMC, LLC - INSTRUMENT #150011786
LEGAL REFERENCE: PLAT INSTRUMENT #150011059, M.B. 1, PG. 3050-3051 & P.B. 3, PG. 55.
- 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.
- ORIGINAL DEED LINES FROM CORNER 25 TO 26 & 27 TO 28, ARE HEREBY VACATED. LINES FROM CORNERS 25 TO A TO 27 TO B THROUGH D TO 28, ARE NEW DIVISION LINES.
- A (8,743 S.F.) PORTION OF ORIGINAL LOT 2A-1A BOUNDED BY CORNERS 25 TO A TO 27 TO 26 TO 25, IS TO BE CONVEYED TO PRMC, LLC AND IS TO BE ADDED TO AND COMBINED WITH REMAINING ORIGINAL LOT 2A-1B TO CREATE LOT 2A-1B1 (4.2170 AC.). A (8,743 S.F.) PORTION OF ORIGINAL LOT 2A-1B BOUNDED BY CORNERS 27 TO B THROUGH D TO 28 TO 27 IS TO BE CONVEYED TO PR HOMES, LLC AND IS TO BE ADDED TO AND COMBINED WITH THE REMAINING ORIGINAL LOT 2A-1A TO CREATE HEREON LOT 2A-1A1 (7.1594 AC.).

GRAPHIC SCALE
80' 0 80'
SCALE: 1" = 80'



PLAT SHOWING
THE COMBINATION & RE-SUBDIVISION OF

LOT 2A-1A

PLAT INSTRUMENT #150011059

PROPERTY OF

PR HOMES, LLC

CREATING HEREON

LOT 2A-1A1 (7.1594 AC.)

AND

LOT 2A-1B

PLAT INSTRUMENT #150011059

PROPERTY OF

PRMC, LLC

CREATING HEREON

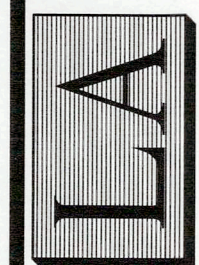
LOT 2A-1B1 (4.2170 AC.)

SITUATED ALONG PHEASANT RIDGE RD., SW,
GRIFFIN RD., SW & VAN WINKLE RD., SW
ROANOKE CITY, VIRGINIA

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P.O. BOX 20669
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LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: May 30, 2017
COMM. NO.: 2016-218
SCALE: 1" = 80'
SHEET 2 OF 4