

15079p01-5foot-rw-ded-sheet 1.plt

w:\drawings\2015\15079\p01-5foot-rw-ded.dwg

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT REGION PROPERTIES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED NOVEMBER 15, 1972, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN D.B. 1322, PG. 504.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON (5' R/W DEDICATION 4,523 S.F.) AS SET APART FOR PUBLIC STREETS.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS 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 ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE SAID OWNER CERTIFIES THAT SHE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HER 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 1<sup>st</sup> DAY OF September, 2017.

OWNERS: REGION PROPERTIES, INC.

BY: W. H. Frabin ITS Vice-President

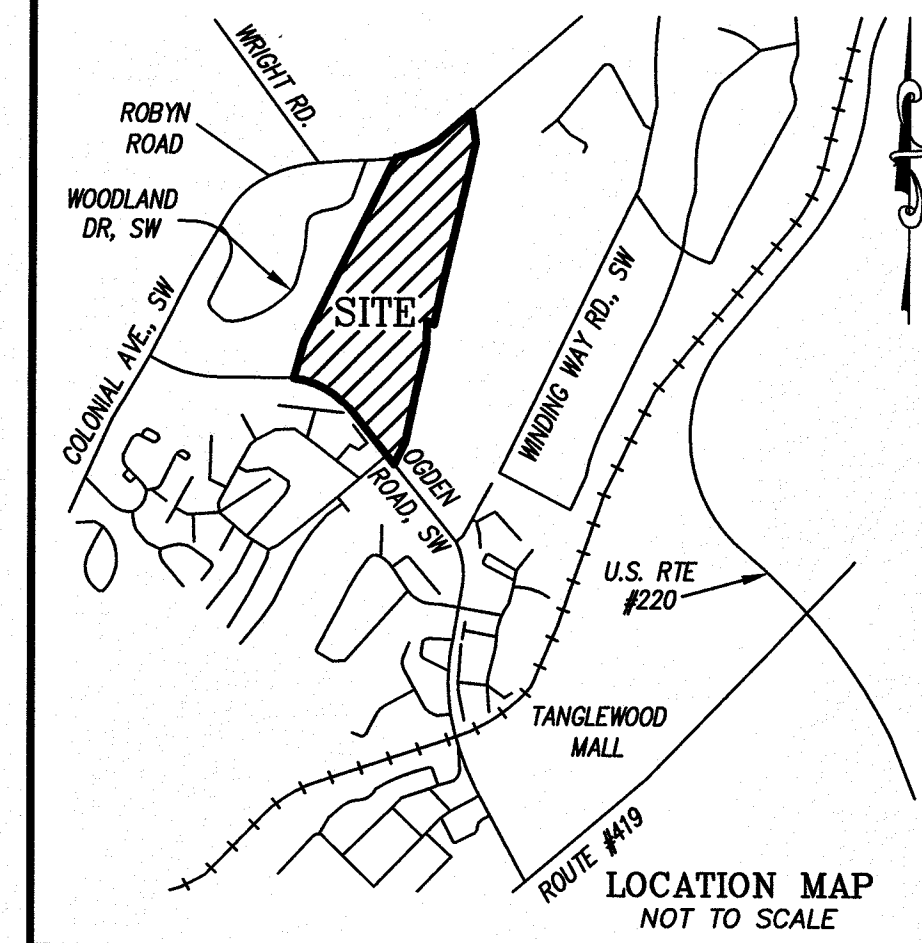
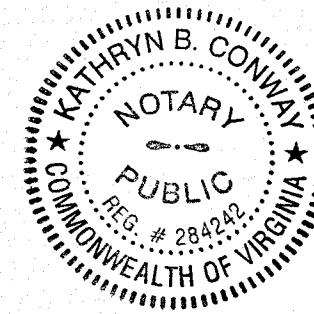
STATE OF Virginia

County OF Roanoke

I, Kathryn B. Conway, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT W. H. Frabin, Vice-President, FOR REGION PROPERTIES, INC. 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 September 1, 2017.

MY COMMISSION EXPIRES ON 11/30/2019 REG. # 284242

Kathryn B. Conway  
NOTARY PUBLIC



EXTERIOR BOUNDARY COORDINATES VIRGINIA STATE PLANE SOUTH ZONE ROANOKE 2000 ADJUSTMENT		
CORNER	NORTHING	EASTING
1	3612454.06641	11051249.65400
2	3612802.83383	11050950.95664
3	3613007.64860	11050567.39090
4	3613285.37717	11050662.61820
5	3614456.78864	11051326.24383
6	3614564.14913	11051590.65494
7	3614695.46593	11051812.53658
8	3614764.88212	11051884.69302
9	3614572.77539	11051899.42415
10	3613603.68775	11051614.87334
11	3613355.34031	11051548.63329
12	3613379.27004	11051504.73075
13	3613188.19473	11051484.50288
14	3612900.32204	11051399.72329
15	3612562.36864	11051308.68568
1	3612454.06641	11051249.65400

PARCEL A - 30.3559 AC. (1,322,303 S.F.)

NEW DIVISION LINE BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1A	3612458.76358	11051252.21427
2A	3612806.08624	11050954.75425
3A	3613012.48566	11050569.04943
16	3613592.51442	11050836.61696
17	3613362.51469	11051242.59886
18	3612916.74093	11050990.05597
19	3612844.03787	11050919.30653



APPROVED:

SUBDIVISION AGENT, CITY OF ROANOKE

CITY ENGINEER, ROANOKE, VIRGINIA

DATE

DATE

CLERK'S CERTIFICATE:

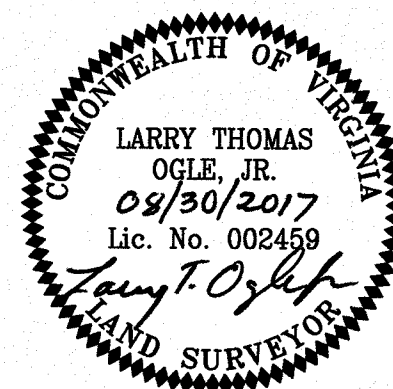
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON September 12, 2017, AT 10:48 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

Brenda S. Hamilton  
DEPUTY CLERK

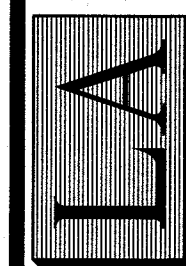
NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH EFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF A 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 #51161C0251G DATED: SEPTEMBER 28, 2007. ZONE "AE", ZONE "X" (SHADED) AND "X" (UN-SHADED).
- CURRENT OWNER: REGION PROPERTIES, INC., D.B. 1322, PG. 504, PARCEL "A", M.B. 1, PG. 740.
- THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCEL #1490201.
- 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.
- THE LINES BETWEEN CORNERS 1A TO 2A TO 3A & 16 THRU 19 ARE NEW DIVISION LINES. LINES BETWEEN CORNERS 1A TO 1 TO 2 TO 3 TO 3A ARE HEREBY VACATED.
- 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 RE-SUBDIVISION.



PLAT SHOWING THE RE-SUBDIVISION OF  
PARCEL A - 30.3559 AC.  
M.B. 1, PG. 740  
PROPERTY OF  
REGION PROPERTIES, INC.  
D.B. 1322, PG. 504  
CREATING HEREON  
PARCEL A1 (6.2929 AC.),  
PARCEL A2 (23.9592 AC.)  
AND  
THE DEDICATION OF 0.1038 AC.  
FOR PUBLIC STREET PURPOSES  
SITUATED ALONG OGDEN RD., SW & COLONIAL AVE., SW  
ROANOKE CITY, VIRGINIA

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



DATE: August 30, 2017  
COMM. NO.: 2015-079  
SCALE: NONE

SHEET 1 OF 2

15079p01-5foot-rw-ded-sheet 1.plt

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM  
4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

INSTRUMENT # 170010507

15079rp01-5foot-rw-ded-sheet 2.plt  
w:\drawings\2015\15079rp01-5foot-rw-ded.dwg

**NEW VARIABLE WIDTH P.S.W.M.E. #1. LINE TABLE**

LINE	BEARING	DISTANCE
2A-D1	N 49°37'00" W	189.45' (TIE)
D1-D2	N 31°20'42" E	48.54'
*D2-D3	N 79°47'31" E	111.34'
D3-D4	S 45°46'49" E	56.20'
D4-A10	S 44°13'11" W	110.92'
*A10-A11	S 54°35'03" W	12.59'
*A11-D1	N 53°28'33" W	108.87'
TOTAL AREA = 11,204 S.F.		

\* DENOTES CHORD BEARING & DISTANCE

**NEW VARIABLE WIDTH P.S.W.M.E. #2. LINE TABLE**

LINE	BEARING	DISTANCE
A5-D5	S 29°31'58" W	20.00' (TIE)
D5-D6	N 60°53'19" W	154.12'
D6-D7	S 29°06'41" W	78.28'
*D7-D8	S 16°35'43" E	150.65'
D8-D9	S 60°28'02" E	44.94'
D9-D5	N 29°31'58" E	183.82'
TOTAL AREA = 19,518 S.F.		

\* DENOTES CHORD BEARING & DISTANCE

**NEW VARIABLE WIDTH P.S.W.M.A. LINE TABLE**

LINE	BEARING	DISTANCE
*2A-A1	N 41°51'29" W	26.94'
A1-A2	N 44°13'11" E	42.59'
*A2-A3	N 36°52'34" E	38.35'
A3-A4	N 29°31'58" E	561.10'
A4-A5	N 60°53'19" W	31.39'
A5-D9	S 29°31'58" W	203.82'
D9-D8	N 60°28'02" W	44.94'
D8-A6	S 29°31'58" W	20.00'
A6-A7	S 60°28'02" E	48.32'
A7-A8	S 29°31'58" W	245.23'
*A8-A9	S 36°52'34" W	25.56'
A9-A10	S 44°13'11" W	124.54'
*A10-A11	S 54°35'03" W	12.59'
*A11-A1	S 45°43'01" E	54.27'
AREA = 22,013 S.F.		

\* DENOTES CHORD BEARING & DISTANCE

**NEW 20' PUBLIC S.S.E. LINE TABLE**

CENTERLINE	BEARING	DISTANCE
17-S1	N 57°16'12" W	54.45' (TIE)
S1-S2	N 71°42'11" E	114.88'
S2-S3	N 64°04'53" E	126.17'
AREA = 4,826 S.F.		

**NEW 20' PUBLIC W.L.E. LINE TABLE**

CENTERLINE	BEARING	DISTANCE
2A-W3	N 41°10'42" W	12.64' (TIE)
3A-W1	S 79°17'29" E	80.47' (TIE)
W1-W2	N 14°02'45" E	42.78'
W3-W4	N 46°34'27" E	16.13'
*W4-W5	N 38°03'12" E	76.75'
W5-W6	N 29°31'58" E	158.15'
W6-W7	N 29°31'58" E	148.21'
W7-W8	N 29°31'58" E	46.00'
W6-W9	N 60°28'02" W	94.42'
W7-W10	N 60°28'02" W	81.50'
TOTAL AREA = 12,885 S.F.		

\* DENOTES CHORD BEARING & DISTANCE

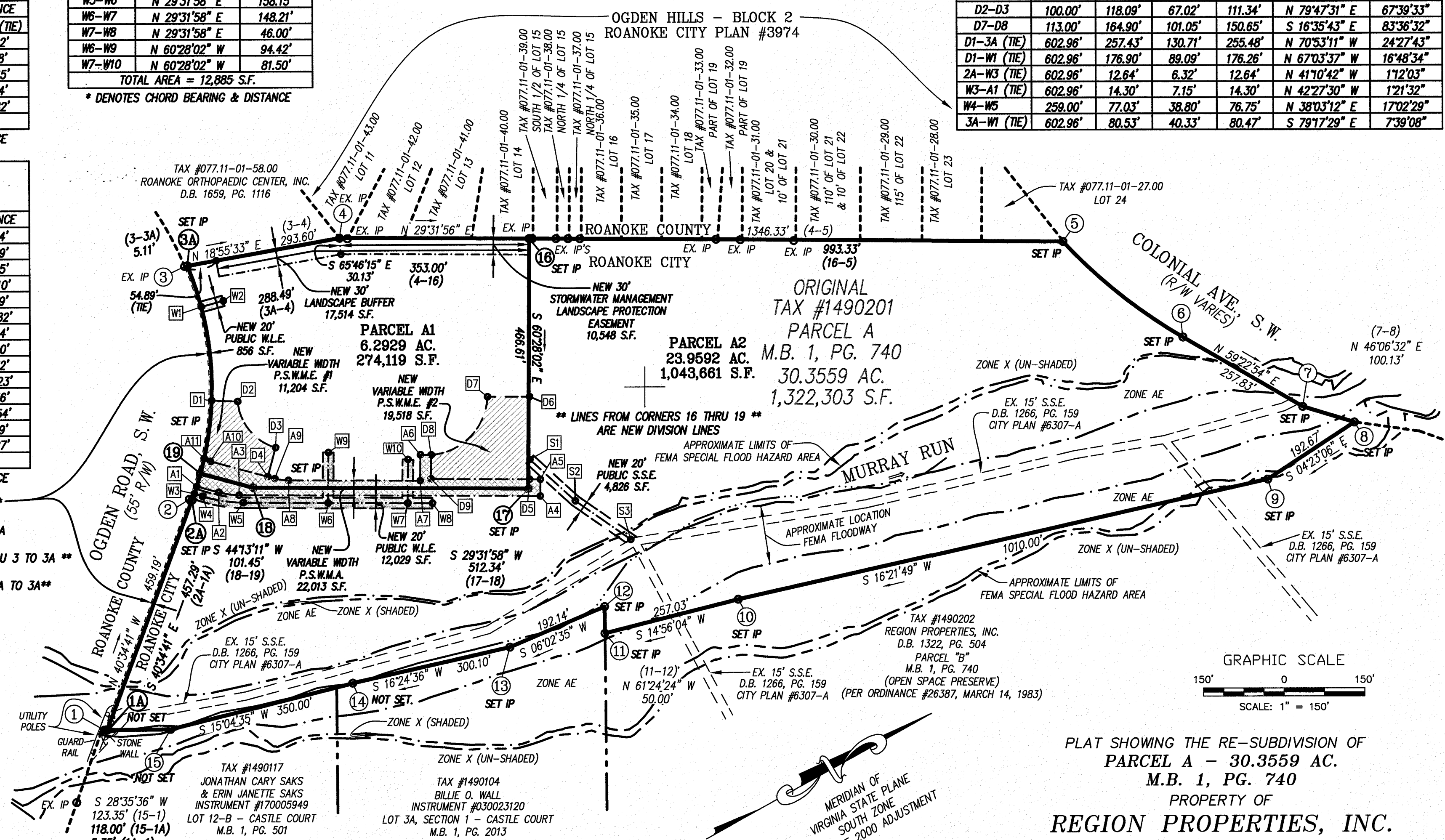
**ABBREVIATIONS / LEGEND**

IP IRON PIN  
EX. EXISTING  
M.B. MAP BOOK  
D.B. DEED BOOK  
PG. PAGE  
R/W RIGHT-OF-WAY  
AC. ACRES  
S.F. SQUARE FEET  
S.S.E. SANITARY SEWER EASEMENT  
W.L.E. PRIVATE WATERLINE EASEMENT  
P.S.W.M.E. PRIVATE STORMWATER MANAGEMENT EASEMENT  
P.S.W.M.A. PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT  
20' PUBLIC WATERLINE EASEMENT  
W1 TO W2, W3 THRU W6, W6 TO W9 & W7 TO W10 (CENTERLINE)  
VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT EASEMENT, D1 THRU D4, A10, A11 TO D1 & D5 THRU D9 TO D5  
PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT A1 THRU A11 TO A1

--- 5' R/W DEDICATION ---  
--- 5' R/W DEDICATION ---  
--- 5' R/W DEDICATION ---

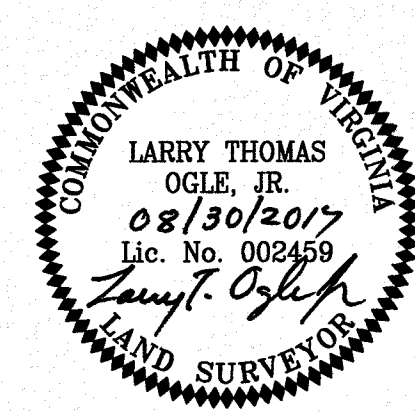
**BOUNDARY & EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	597.96'	445.02'	233.38'	434.82'	N 61°53'56" W	42°38'30"
2A-3A	602.96'	447.67'	234.72'	437.46'	N 61°50'52" W	42°32'22"
2A-19	602.96'	51.95'	25.99'	51.93'	N 43°02'46" W	4°56'11"
19-3A	602.96'	395.72'	205.28'	388.66'	N 64°18'57" W	37°36'11"
5-6	979.93'	286.39'	144.23'	285.35'	N 67°54'04" E	16°44'43"
2A-A1 (TIE)	602.96'	26.94'	13.47'	26.94'	N 41°51'29" W	2°33'35"
A2-A3	150.00'	38.45'	19.33'	38.35'	N 36°52'34" E	14°41'13"
A8-A9	100.00'	25.63'	12.89'	25.56'	S 36°52'34" W	14°41'13"
A10-A11	35.00'	12.66'	6.40'	12.59'	S 54°35'03" W	20°43'43"
A11-A1	602.96'	54.28'	27.16'	54.27'	S 45°43'01" E	5°09'30"
A11-19 (TIE)	602.96'	29.27'	14.64'	29.27'	S 46°54'19" E	2°46'54"
19-A1 (TIE)	602.96'	25.01'	12.51'	25.01'	S 44°19'34" E	2°22'36"
2A-A11 (TIE)	602.96'	81.22'	40.67'	81.16'	N 44°26'13" W	7°43'05"
2A-D1 (TIE)	602.96'	190.24'	95.92'	189.45'	N 49°37'00" W	18°04'39"
A11-D1	602.96'	109.02'	54.66'	108.87'	N 53°28'33" W	10°21'34"
D2-D3	100.00'	118.09'	67.02'	111.34'	N 79°47'31" E	67°39'33"
D7-D8	113.00'	164.90'	101.05'	150.65'	S 16°35'43" E	83°36'32"
D1-3A (TIE)	602.96'	257.43'	130.71'	255.48'	N 70°53'11" W	24°27'43"
D1-W1 (TIE)	602.96'	176.90'	89.09'	176.26'	N 67°03'37" W	16°48'34"
2A-W3 (TIE)	602.96'	12.64'	6.32'	12.64'	N 41°10'42" W	1°21'03"
W3-A1 (TIE)	602.96'	14.30'	7.15'	14.30'	N 42°27'30" W	1°21'32"
W4-W5	259.00'	77.03'	38.80'	76.75'	N 38°03'12" E	17°02'29"
3A-W1 (TIE)	602.96'	80.53'	40.33'	80.47'	S 79°17'29" E	7°39'08"



**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 EFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF A 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 #51161C0251G DATED: SEPTEMBER 28, 2007. ZONE "AE", ZONE "X" (SHADED) AND "X" (UN-SHADED).
4. CURRENT OWNER: REGION PROPERTIES, INC., D.B. 1322, PG. 504, PARCEL "A", M.B. 1, PG. 740.
5. THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCEL #1490201.
6. 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.
7. THE LINES BETWEEN CORNERS 1A TO 2A TO 3A & 16 THRU 19 ARE NEW DIVISION LINES. LINES BETWEEN CORNERS 1A TO 1 TO 2 TO 3 TO 3A ARE HEREBY VACATED.
8. 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 RE-SUBDIVISION.



PLAT SHOWING THE RE-SUBDIVISION OF  
PARCEL A - 30.3559 AC.  
M.B. 1, PG. 740  
PROPERTY OF  
REGION PROPERTIES, INC.  
D.B. 1322, PG. 504  
CREATING HEREON  
PARCEL A1 (6.2929 AC.),  
PARCEL A2 (23.9592 AC.)  
AND  
THE DEDICATION OF 0.1038 AC.  
FOR PUBLIC STREET PURPOSES  
SITUATED ALONG OGDEN RD., SW & COLONIAL AVE., SW  
ROANOKE CITY, 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: August 30, 2017  
COMM. NO.: 2015-079  
SCALE: 1" = 150'

SHEET 2 OF 2