

ABBREVIATIONS

EX.	EXISTING
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PG.
S.F.	SQUARE FEET
AC.	ACRE
IP	IRON PIN
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT

BOUNDARY COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
1	98197.10419	23834.61566
2	98213.31529	23818.47585
3	98333.13205	23745.24132
4	98398.13401	23711.79194
5	98435.70431	23712.52782
6	98457.53195	23730.77803
7	98522.44701	23777.08469
8	98545.47297	23790.18910
9	98552.30690	23795.21109
10	98604.21001	23809.28315
11	98675.63019	24093.66915
12	98672.48460	24102.54140
13	98637.64234	24090.14099
14	98412.39332	23959.48980
1	98197.10419	23834.61566
TOTAL AREA = 2.0016 AC. (87,193 S.F.)		

NEW DIVISION
LINE COORDINATES

CORNER	NORTHING	EASTING
A	98489.13543	23836.20170
C	98409.83299	23958.00473

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - PROPERTY CORNERS WERE FOUND OR SET AS SHOWN 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.
 - THE SUBJECT PROPERTIES DO 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 51161C0229G, DATED SEPTEMBER 28, 2007. ZONE "X-UNSHADED".
 - 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.
 - THE ORIGINAL DEED LINE BETWEEN CORNERS 7 & 8 IS HEREBY VACATED. NEW DIVISION LINES BETWEEN CORNERS 7 TO A TO C.
 - CURRENT OWNER: TAX #095.01-08-11.00, DOUGLAS J. & FRANCES M. GRIDER - INSTRUMENT #201004751.
TAX #095.01-08-12.00, KEVIN MATTHEW & EMILY KAY CONNELLY - INSTRUMENT #201309621.
- LEGAL REFERENCE: SECTION No. 1 - OLD MILL PLANTATION, PLAT INSTRUMENT 200600950 (P.B. 29, PG. 188).
- A 0.0029 AC. (128 S.F.) PORTION OF ORIGINAL LOT 11, TAX #095.01-08-11.00, BOUNDED BY CORNERS 8 TO C TO B TO 8, PROPERTY OF DOUGLAS J. GRIDER & FRANCES M. GRIDER IS TO BE CONVEYED TO KEVIN MATTHEW CONNELLY & EMILY KAY CONNELLY AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 12, TAX #095.01-08-12.00 CREATING HEREON NEW LOT 12A, 1.0014 AC. (43,622 S.F.).
 - A 0.0029 AC. (128 S.F.) PORTION OF ORIGINAL LOT 12, TAX #095.01-08-12.00, BOUNDED BY CORNERS 7 TO A TO B TO 7, PROPERTY OF KEVIN MATTHEW CONNELLY & EMILY KAY CONNELLY IS TO BE CONVEYED TO DOUGLAS J. GRIDER & FRANCES M. GRIDER AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 11, TAX #095.01-08-12.00 CREATING HEREON NEW LOT 11A, 1.0002 AC. (43,571 S.F.).
 - NO NEW EASEMENTS ARE CREATED BY THIS PLAT. ALL EASEMENTS SHOWN HEREON WERE CREATED BY PLAT DATED DECEMBER 22, 2005 AND RECORDED IN P.B. 1, PG. 188 (OLD MILL PLANTATION - SECTION #1)

TAX #095.01-08-13.00
BARON ENTERPRISES OF VIRGINIA INC.
INSTRUMENT #201606918
LOT 13A
PLAT INSTRUMENT #201602811

S 70°28'42" E
9.41'

TAX #095.01-08-09.00
VB LAND, LLC
INSTRUMENT #201013875
LOT 9

JURISDICTIONAL
INTERMITTENT
STREAM #2
P.B. 29, PG. 124

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1-2	550.89'	22.88'	11.44'	22.88'	N 44°52'26" W	2°22'46"
2-3	278.00'	141.96'	72.57'	140.43'	N 31°26'03" W	29°15'31"
3-4	202.00'	73.51'	37.17'	73.10'	N 27°13'48" W	20°51'00"
4-5	30.00'	40.61'	24.10'	37.58'	N 01°07'20" E	77°33'15"
6-7	520.00'	79.82'	39.99'	79.74'	N 35°30'07" E	8°47'40"
7-9	520.00'	26.50'	13.25'	26.49'	N 29°38'41" E	2°55'10"
6-9	520.00'	106.31'	53.34'	106.13'	N 34°02'32" E	11°42'51"
9-10	30.00'	8.51'	4.28'	8.48'	N 36°18'39" E	16°15'05"
10-11	55.00'	56.19'	30.82'	53.78'	N 15°10'10" E	58°32'03"

TAX #095.01-08-12.00
NEW
LOT 12A
1.0014 AC.
43,622 S.F.

"OLD MILL PLANTATION"
SECTION NO. 1
PLAT INSTRUMENT #200600950
P.B. 29 PG. 188

** ORIGINAL DEED LINE (7-8) HEREBY VACATED **
NEW LINES FROM CORNERS 7 TO A TO C
(SEE NOTES 8 & 9)

AREA SUMMARY

PORTION OF ORIGINAL LOT 11, TAX #095.01-08-11.00
BEING ADDED TO ORIGINAL LOT 12, BOUNDED BY CORNERS
8 TO C TO B TO 8 = 0.0029 AC. (128 S.F.)
PORTION OF ORIGINAL LOT 12, TAX #095.01-08-12.00
BEING ADDED TO ORIGINAL LOT 11, BOUNDED BY CORNERS
7 TO A TO B TO 7 = 0.0029 AC. (128 S.F.)

TAX #095.01-08-11.00
NEW
LOT 11A
1.0002 AC.
43,571 S.F.

TAX #095.01-08-38.00
VB LAND, LLC
INSTRUMENT #20101977
TRACT A

PLAT SHOWING THE COMBINATION & RE-SUBDIVISION OF
LOT 11, SECTION No. 1
"OLD MILL PLANTATION"
1.0002 AC. (43,571 S.F.)

PLAT INSTRUMENT #200600950 (P.B. 29, PG. 188)

PROPERTY OF
**DOUGLAS J. & FRANCES M.
GRIDER**

INSTRUMENT #201004751

CREATING HEREON NEW

LOT 11A, 1.0002 AC. (43,571 S.F.)
AND

**LOT 12, SECTION No. 1
"OLD MILL PLANTATION"
1.0014 AC. (43,622 S.F.)**

PLAT INSTRUMENT #200600950 (P.B. 29, PG. 188)

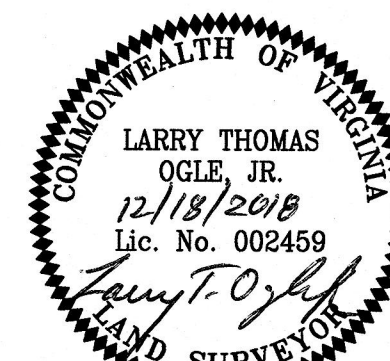
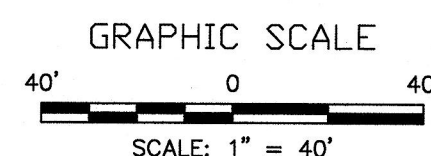
PROPERTY OF
**KEVIN MATTHEW & EMILY KAY
CONNELLY**

INSTRUMENT #201309621

CREATING HEREON NEW

LOT 12A, 1.0014 AC. (43,622 S.F.)

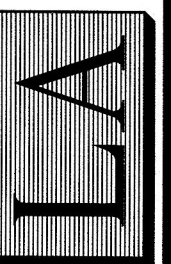
SITUATED AT 7315 & 7323 BURKWOOD CIRCLE
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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: June 19, 2017
COMM. NO.: 2016-030
SCALE: 1" = 40'