

22023base-layout1.plt

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KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT LEWIS-GALE MEDICAL CENTER, LLC IS THE FEE SIMPLE OWNER
AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE
RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1,
INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID
OWNER BY DEEDS DATED JUNE 30, 2020 RECORDED IN THE CLERK'S
OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN
INSTRUMENT #202006964.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RE-SUBDIVIDED
THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND
CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION
15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS
AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN
COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION
ORDINANCE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT,
DEDICATES IN FEE SIMPLE TO THE COMMONWEALTH OF VIRGINIA ALL
OF THE LAND EMBRACED WITHIN WEST RUITAN ROAD OF THIS
SUBDIVISION 0.007 AC. (305 S.F.), BOUNDED BY CORNER A
THROUGH D TO A, FOR PUBLIC USE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT,
HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL
WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO
CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN,
REPAIR AND REPLACE A WATER 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 AS SHOWN HEREON AND BELONGING
TO THE OWNER.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 1st DAY
OF March, 2022.

OWNER: LEWIS-GALE MEDICAL CENTER, LLC
BY: Nicholas L. Paul Vice President
IT'S
Nicholas L. Paul (PRINTED NAME)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Anne-Marie Gebel A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND
STATE DO HEREBY CERTIFY THAT Nicholas L. Paul, FOR LEWIS-GALE MEDICAL
CENTER, 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 MARCH 1, 2022.

MY COMMISSION EXPIRES ON 7/1/25
Anne-Marie Gebel
NOTARY PUBLIC

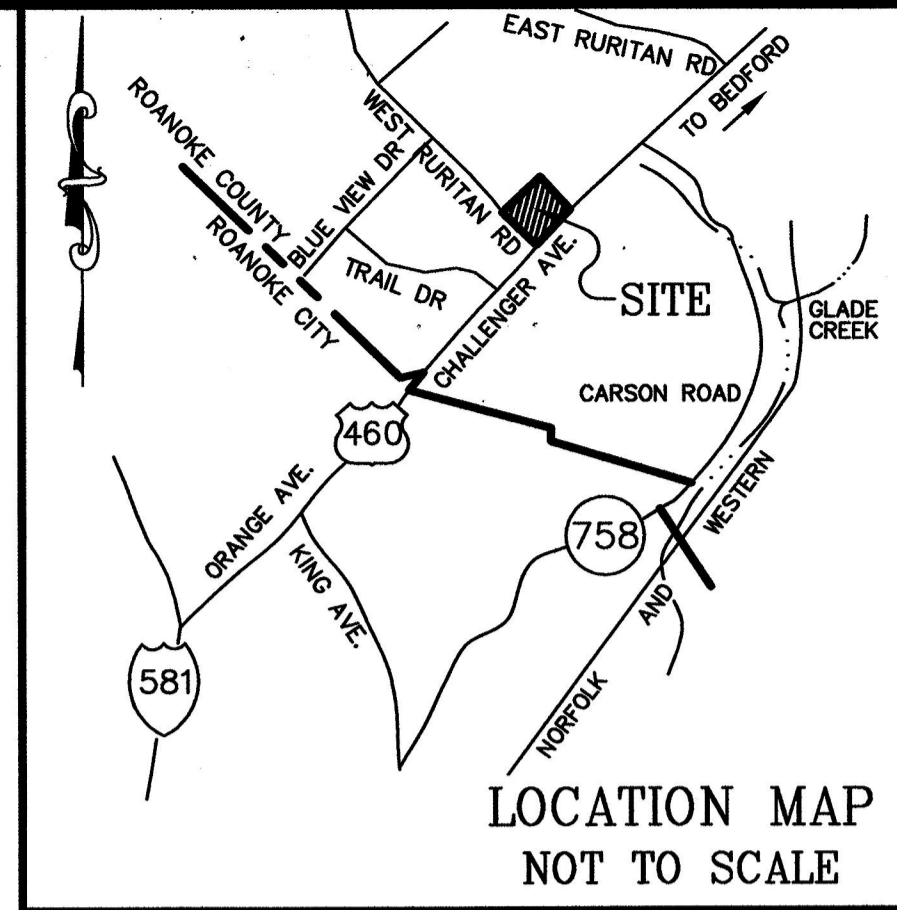


ABBREVIATIONS

AC. ACRES
EX. EXISTING
S.F. SQUARE FEET
W.L.E. WATERLINE EASEMENT

#1431 WEST RUITAN ROAD
TAX #050.05-01-07.00-0000
PROPERTY OF
ROOP FAMILY LIVING TRUST
INSTRUMENT #201208634

INSTRUMENT # 202202545



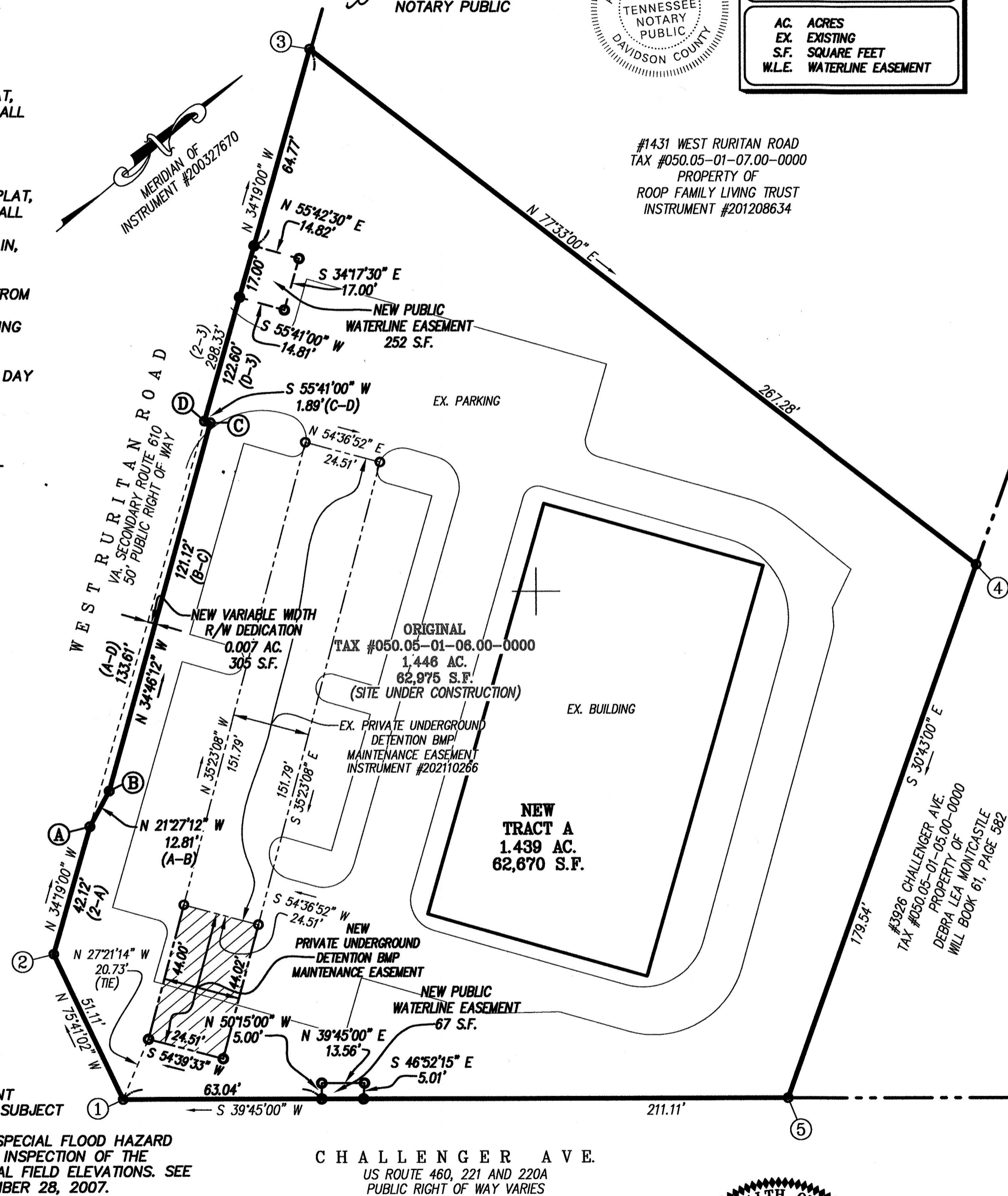
PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

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

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: February 25, 2022
COMM. NO.: 2022-23
SCALE: 1" = 30'
SHEET 1 OF 1



BOUNDARY COORDINATES
ORIGINAL
TAX #050.05-01-05.00-0000
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
1	4989.39015	5059.73878
2	5002.02796	5010.21684
3	5248.42931	4842.02819
4	5306.05155	5103.02297
5	5151.70035	5194.73075
1	4989.39015	5059.73878

TOTAL AREA = 1.448 AC. (62,975 S.F.)

NEW DIVISION LINE
BOUNDARY COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
A	5036.81721	4986.47039
B	5048.74296	4981.78394
C	5148.23857	4912.70999
D	5147.17059	4911.14537

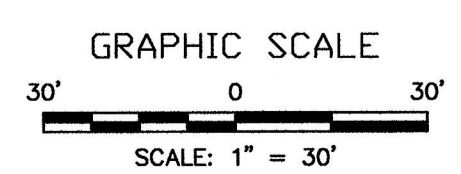
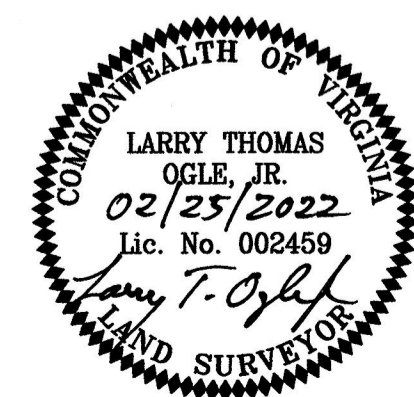
APPROVAL: [Signature] 3/3/22
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

CLERK'S CERTIFICATE:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE
COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF
ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD
ON THIS 4 DAY OF MARCH, 2022, AT
1:36 O'CLOCK P.M.

TESTEE: STEVEN A. McGRAW, CLERK
DEPUTY CLERK

PLAT FROM RECORDS SHOWING
0.007 AC. (305 S.F.)
RIGHT-OF-WAY DEDICATION OF
TAX #050.05-01-06.00-0000

PROPERTY OF
LEWIS-GALE MEDICAL CENTER, LLC
INSTRUMENT #202006964
CREATING HEREON
NEW TRACT A - 1.439 AC.
SITUATED AT #1423 WEST RUITAN ROAD
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



- NOTES:
- THIS PLAT IS BASED ON CURRENT LAND RECORDS.
 - 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 PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 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 51161C0159G & 51161C01167G, BOTH DATED SEPTEMBER 28, 2007.
ZONE "X" UN-SHADED.
 - CURRENT OWNER: LEWIS-GALE MEDICAL CENTER, LLC
LEGAL REFERENCE: INSTRUMENT #202006964.
 - 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.
 - ORIGINAL DEED LINES BETWEEN CORNERS A TO D ARE HEREBY VACATED. THE LINES
BETWEEN CORNERS A TO B TO C TO D ARE NEW DIVISION LINES.
 - EXISTING PARKING & BUILDING WERE NOT FIELD LOCATED AND ARE SHOWN FROM
DEVELOPMENT PLANS.