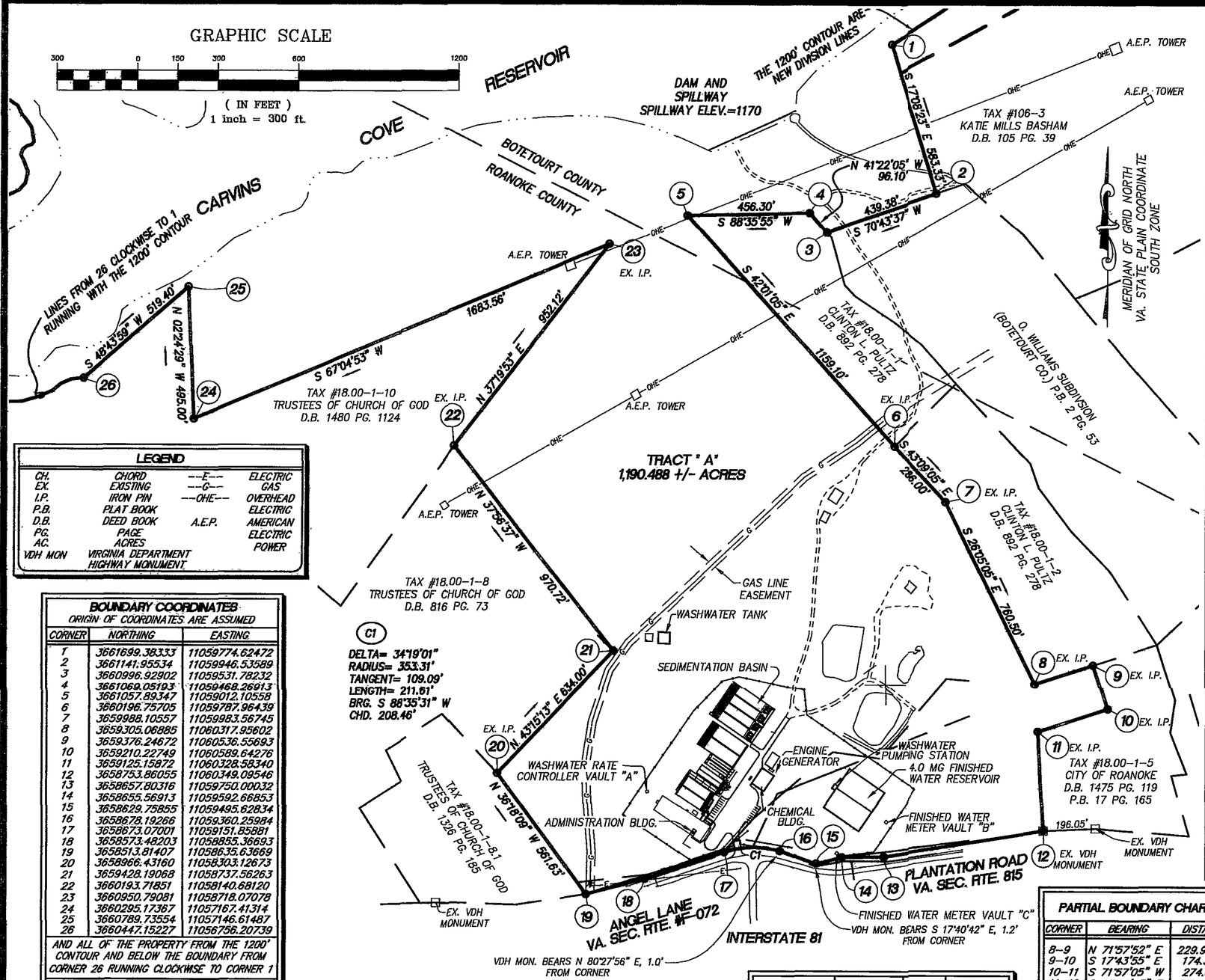
GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.



LEGEND

CH.	CHORD	--E--	ELECTRIC
EX.	EXISTING	--G--	GAS
I.P.	IRON PIN	--OHE--	OVERHEAD ELECTRIC
P.B.	PLAT BOOK	A.E.P.	AMERICAN ELECTRIC POWER
D.B.	DEED BOOK		
PG.	PAGE		
AC.	ACRES		
VDH MON	VIRGINIA DEPARTMENT HIGHWAY MONUMENT		

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ARE ASSUMED

CORNER	NORTHING	EASTING
1	3661699.38333	11059774.62472
2	3661141.95534	11059946.53589
3	3660996.92902	11059531.78232
4	3661069.05193	11059468.26913
5	3661057.89347	11059012.10558
6	3660196.75705	11059787.96439
7	3659988.10557	11059983.56745
8	3659305.06885	11060317.95602
9	3659376.24672	11060536.55693
10	3659210.22749	11060589.64276
11	3659125.15872	11060328.58340
12	3658753.86055	11060349.09546
13	3658657.80316	11059750.00032
14	3658655.56913	11059592.66853
15	3658629.75855	11059495.62834
16	3658678.19266	11059360.25984
17	3658673.07001	11059151.85881
18	3658573.48203	11058855.36693
19	3658513.81407	11058635.63669
20	3658966.43160	11058303.12673
21	3659428.19068	11058737.56263
22	3660193.71851	11058140.68120
23	3660950.79081	11058718.07078
24	3660295.17367	11057167.41314
25	3660789.73554	11057146.61487
26	3660447.15227	11056756.20739

AND ALL OF THE PROPERTY FROM THE 1200' CONTOUR AND BELOW THE BOUNDARY FROM CORNER 26 RUNNING CLOCKWISE TO CORNER 1

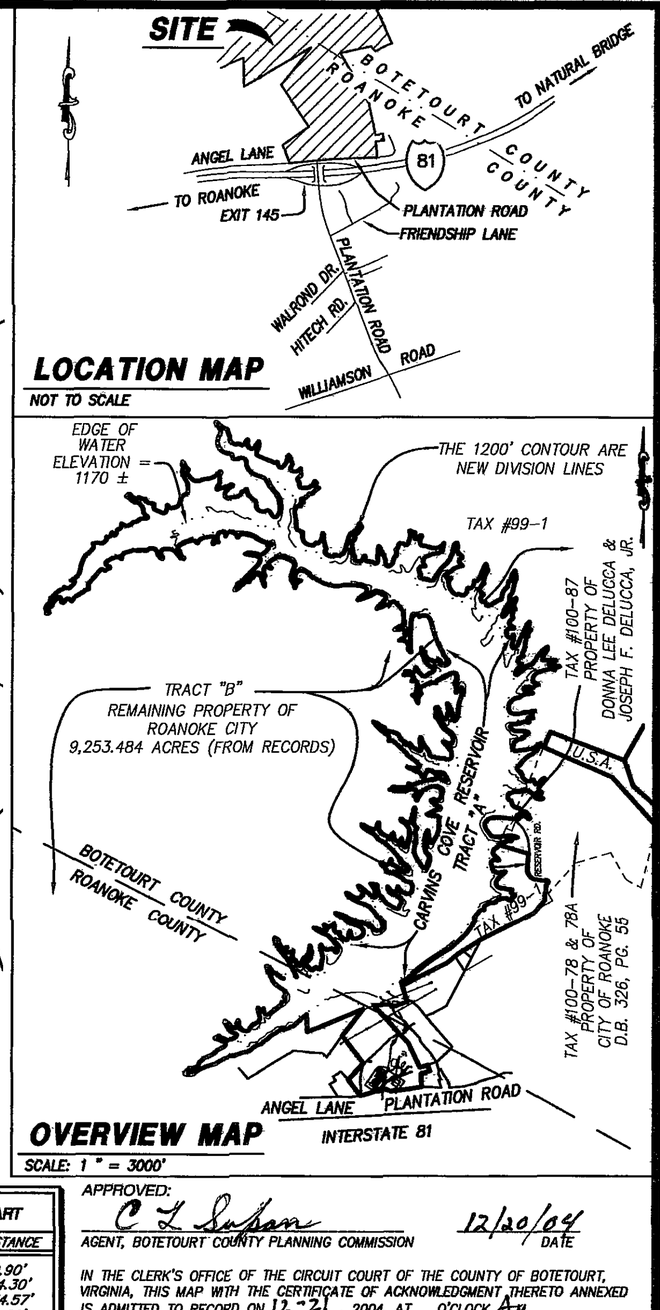
AREA = 1,190.488 ACRES +/-

C1
DELTA= 34°19'01"
RADIUS= 353.31'
TANGENT= 109.09'
LENGTH= 211.61'
BRG. S 88°35'31" W
CHD. 208.46'

PARTIAL BOUNDARY CHART

CORNER	BEARING	DISTANCE
8-9	N 71°57'52" E	229.90'
9-10	S 17°43'55" E	174.30'
10-11	S 71°57'05" W	274.57'
11-12	S 03°09'43" E	371.86'
12-13	S 80°53'27" W	606.75'
13-14	S 89°11'11" W	157.35'
14-15	S 75°06'19" W	100.41'
15-16	N 70°18'47" W	143.77'
16-17	S 88°35'31" W	208.46' CH
17-18	S 71°26'00" W	312.77'
18-19	S 74°48'27" W	227.69'

TAX NUMBER	COUNTY	TRACT	ACREAGE
99-1	BOTETOURT	"B"	6385.370±
18.00-01-09	ROANOKE	"B"	3893.443±
99-1	BOTETOURT	"A"	1025.329
18.00-01-09	ROANOKE	"A"	165.159



LOCATION MAP

NOT TO SCALE

OVERVIEW MAP

SCALE: 1 " = 3000'

APPROVED:

C L Sulsam
AGENT, BOTETOURT COUNTY PLANNING COMMISSION

12/20/04
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 12 "21", 2004, AT 10:30 O'CLOCK A.M.

TESTEE: TOMMY L. MOORE, CLERK

Sherry L Perry
DEPUTY CLERK

COMMONWEALTH OF VIRGINIA
SEPT. 24, 2004
TIMOTHY HOELZLE
No. 1754
LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, DESIGNATED AS TRACT A & TRACT B, WHICH COMPRISES ALL OF THE PROPERTY CONDEMNED BY SAID OWNER FROM THE ROANOKE WATER WORKS COMPANY BY PROCEEDINGS REPORTED IN THE REPORT OF COMMISSIONERS, DATED APRIL 28, 1938 AND RECORDED IN DEED BOOK 632 PAGE 437.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2279 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE AND THE COUNTY OF BOTETOURT SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 16TH DAY OF DECEMBER 2004.

CITY OF ROANOKE, VIRGINIA
A VIRGINIA MUNICIPAL CORPORATION, OWNER

BY: Darlene L Burcham
DARLENE L. BURCHAM
CITY MANAGER, ROANOKE, VIRGINIA

STATE OF VIRGINIA
CITY OF ROANOKE

I, ARLENE M. SKELLINGTON A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DARLENE L. BURCHAM, CITY MANAGER OF THE CITY OF ROANOKE, VIRGINIA, A VIRGINIA MUNICIPAL CORPORATION, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPT. 24, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON DEC. 16, 2004.

MY COMMISSION EXPIRES ON MARCH 31, 2008

Arlene M. Skellington
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. (CORNERS 1 THROUGH 26)
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET AT THE NUMBERED CORNERS (1-26) , UNLESS OTHERWISE NOTED.
4. 1,190.488 ACRES BOUNDED BY CORNERS 1, TO 26 THEN FOLLOWING THE 1200 FOOT CONTOUR CLOCKWISE BACK TO CORNER 1 TO BE CONVEYED TO THE WESTERN VIRGINIA WATER AUTHORITY. ALL PROPERTY ABOVE THE 1200' CONTOUR IS TO BE RETAINED BY THE CITY OF ROANOKE.
5. THE 1200 FOOT CONTOUR FROM CORNER 26 RUNNING CLOCKWISE TO CORNER 1 WAS DERIVED FROM MAPPING PROVIDED BY THE CITY OF ROANOKE, VIRGINIA.
6. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN 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 ROANOKE COUNTY COMMUNITY PANEL NUMBER 510190 0022 D, MAP NUMBER 51161C0022 D, DATED OCTOBER 15, 1993 AND BOTETOURT COUNTY COMMUNITY PANEL NUMBER 510018 0150 A, DATED JUNE 15, 1978.
7. LEGAL REFERENCE: ROANOKE CITY DEED BOOK 632, PAGE 437.
8. FOR CLARITY PURPOSES, NOT ALL PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN.
9 FOR PROPERTY ACQUISITION WITHIN THE LIMITS OF THE WATERSHED OF CARVINS COVE RESERVOIR, SEE PLAT ENTITLED "MAP OF LAND FOR CARVIN COVE RESERVOIR" PREPARED FOR ROANOKE WATER WORKS COMPANY, BY WHITMAN, REQUARDT AND SMITH, ENGINEERS, DATED APRIL 13, 1937.

PLAT OF SURVEY FOR
THE CITY OF ROANOKE, VIRGINIA
CREATING
TRACT "A" (1,190.488 ACRES +/-)
AND
TRACT "B" (9,253.484 ACRES FROM RECORDS)
BEING A PORTION OF ROANOKE COUNTY TAX #18.00-1-9 AND A PORTION OF BOTETOURT COUNTY TAX NUMBERS 99-1 & 100-78 & 100-78A
(CARVINS COVE RESERVOIR)
SITUATED ALONG PLANTATION ROADAND ANGEL LANE
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

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

DATE: SEPTEMBER 24, 2004
COMM. NO.: 2004-158
SCALE: 1" = 300'
CADD FILE: FY2004\04158\SUR\158carvins coverp01.DWG
SHEET 1 OF 1