KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WELLINGTON II, L.L.C., a Virginia Limited Liability Company IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND TO BE SUBDIVIDED, KNOWN AS SECTION No. 2 "WELLINGTON", BOUNDED BY OUTSIDE CORNERS 1 TO 35 TO 1, INCLUSIVE AND 36 THROUGH 44 TO 36, INCLUSIVE, WHICH COMPRISES A PORTION OF TRACT 1 AS RECORDED BY DEED DATED NOVEMBER 4, 1997 AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT #970023192.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1—465 THROUGH 15.1—485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION.

THAT 0.108 AC. PORTION OF THE CUL-DE-SAC AT THE END OF EXISTING WELLINGTON DRIVE IS HEREBY VACATED AND REVERTS TO LOT 1, BLOCK 2, SECTION No. 2, "WELLINGTON".

THAT 0.015 AC. PORTION OF THE CUL-DE-SAC AT THE END OF EXISTING WELLINGTON DRIVE IS HEREBY VACATED AND REVERTS TO REMAINING PROPERTY OF WELLINGTON II. L.L.C..

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLING SIGNATURE AND SEAL ON THIS LITTEDAY OF FEBRUARY , 1998.

WELLINGTON II, L.L.C. a Virginia Limited Liability Company

BY: FRA.IN AND WALDRON, TWO Monager by Mohow C. Kloch Mane V.P.

STATE OF VIRGINIA COUNTY OF ROPNOKE

I, ARLENE M. THOMAS , A NOTARY PUBLIC IN AND FOR THE AFORESAID <u>COUNTY</u> AND STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE , <u>VICE PRESIDENT</u> FOR WELLINGTON II, L.L.C., a Virginia Limited Liability Company, HAS PERONALLY APPEARED BEFORE ME IN MY AFORESAID <u>COUNTY</u> AND STATE AND ACKNOWLEDGED THE SAME ON <u>FEBRUARY 18</u>, 1998.

MY COMMISSION EXPIRES _ MARCH 31 2000

Grene M. Thomas

NOTES:

- 1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 2. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- 3. TOTAL Ac. WITHIN DEDICATED RIGHT-OF-WAY = 1.54 Ac.
- 4. BOUNDARY OF SECTION No. 2 CONTAINS 19.713 Ac.
- 5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUM—BRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 7. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
- 8. 0.108 ACRE PORTION OF THE EXISTING CUL—DE—SAC BOUNDED BY CORNERS 36 TO 37 TO 37A TO 37B TO 44A TO 36, INCLUSIVE, IS HEREBY VACATED AND REVERTS TO LOT 1, BLOCK 2, SECTION No. 2, "WELLINGTON". 0.015 ACRE PORTION OF THE EXISTING CUL—DE—SAC BOUNDED BY CORNERS 31 TO 37A TO 37 TO 36 TO 31, INCLUSIVE, IS HEREBY VACATED AND REVERTS TO REMAINING PROPERTY OF WELLINGTON II, L.L.C.
- 9. LINES FROM CORNER 6 THROUGH 12, INCLUSIVE, 14 THROUGH 31, INCLUSIVE, AND 36 THROUGH 41, INCLUSIVE, ARE NEW DIVISION LINES.
- 10. NEW 15' ACCESS EASEMENT FOLLOWS EXISTING 15' SANITARY SEWER EASEMENT FOR THAT PORTION SHOWN AS HATCHED.
- 11. THE NEW PUNP STATION LOT AND STORM WATER MANAGEMENT AREA AS SHOWN ON SHEET 2 OF 2 ARE HEREBY DEDICATED AS UTILITY LOTS. IT IS HEREBY DESIGNATED THAT NO DWELLING SHALL BE ERECTED ON SUCH UTILITY LOTS.

CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	
C-1	150.00'	245.15'	159.84'	218.76'	N4913'22"E	93'38'19"	
C-2	150.00	195.06'	114.08'	181.60'	N58'47'19"E	74°30'27"	
C-3	150.00'	50.09'	25.28'	49.85	N11*58'09*E	19'07'53"	
C-4	150.00'	252.64'	168.07'	223.82'	N5118'30"E	96'30'03"	
C-5	150.00'	171.59'	96.56'	162.38'	N35'49'41"E	65'32'28"	
C-6	150.00'	81.05'	41.54'	80.07'	N84°04'44"E	30'57'38"	
C-7	525.00'	34.15'	17.08'	34.14'	N65'42'59"E	03*43'36"	
C-8	25.00'	24.55'	13.37	23.58'	N35'43'15"E	5615'53"	
C-9	55.00'	271.02'	44.28'	68.98'	S31"14"44"E	28219'55"	
C-10	25.00'	20.47'	10.85	19.90'	S86'27'40"W	46'55'07"	
C-11	200.00'	36.74'	18.42'	36.69'	N22'59'21"W	10'31'33"	
C-12	25.00'	40.03'	25.78	35.89'	N17°37'26"E	91°45'08"	
C-13	200.00'	36.91'	18.51	36.86'	S68°47'15"W	10'34'31"	
C-14	200.00'	9.44'	4.72'	9.44'	S72*43'22*W	02*42'18"	
C-15	55.00'	86.13'	54.74	77.59'	N76"15'38"W	89*43'28"	
C-16	775.00'	63.20'	31.62'	63.18'	N61"12'48"E	04°40'20"	
C-17	25.00'	40.52'	26.29'	36.23'	S74°41'15"E	92'52'15"	
C-18	150.00'	27.56'	13.82'	27.52'	S22°59'21"E	10'31'33"	
C-19	395.00'	75.57'	37.90'	75.45	N30'51'25"W	10°57'41"	
C-20	25.00'	36.99'	22.82'	33.71'	N78°43'49"W	84*47'07"	
C-21	200.19'	42.59'	21.38'	42.51	N65"6'21"E	12"11'27"	
C-22	125.00'	24.79'	12.43'	24.74'	N57'52'09"E	11°21′38"	
C-23	375.00'	231.83'	119.75	228.16'	N69'53'58"E	35*25'16"	
C-24	375.00'	29.95'	14.98'	29.94'	S54*28'36*W	04 ' 34 ' 3 3 "	
C-25	375.00'	131.09'	66.22'	130.43'	S66°46'46"W	20'01'47"	
C-26	375.00'	70.79'	35.50'	70.68'	S8212'08"W	10'48'56"	
C-27	525.00'	217.68'	110.43'	216.13'	N75'43'54"E	23'45'24"	
C-28	525.00'	183.5 3'	92.71	182.60'	S77*35'41"W	20°01'4 8 "	
C-29	575.00'	246.96'	125.41	245.07	S7518'21"W	24'36'30"	
C-30	575.00'	144.09'	72.42'	143.71	N7010'50"E	14*21'28"	
C-31	575.00'	102.87	51.57	102.73'	N82'29'05"E	1015'02"	
C-32	325.00'	200.92'	103.79	197.74'	S69*53'58"W	35'25'16"	
C-33	325.00'	131.15'	66.48'	130.27	N76°02'57"E	23*07'18"	
C-34	325.00'	69.77'	35.02'	69.63'	N58*20'19"E	1247'58"	
C-35	200.00'	39.48'	19.81'	39.42'	S57*50'40*W	1118'40"	

BOUNDART COORDINATES						
ORIGIN OF COORDINATES ASSUMED						
COR.	NORTHING	EASTING				
1	4314.35620	3848.42225				
2 3 4	4457.23254	4014.07958				
3	4476.96567	4443.12843				
5	4626.75203 4766.66843	4451.13133 4625.82762				
6	4724.96737	4873.47418				
6 7	4493.01583	4969.17368				
8	4507.05616	5000.29339				
9	4526.19642	5014.05762				
10	4467.22407	5049.83670				
11 12	4465.99539 3951.71424	5029.96975 5331.58981				
13	3924.99892	5317.94094				
14	3835.25445	5216.18059				
15	3992.85936	5109.41573				
16	3883.91091	5082.22602				
17	3917.48146	4921.60677				
18 19	3895.10975 3676.19130	4817.29891 4609.80103				
20	3821.40431	4535.80332				
21	3881.07192	4552.12622				
22	3884.60296	4562.20052				
23	4047.23974	4443.37982				
24	3804.48591	4185.73772				
25 26	3859.40150 3893.17767	4168.18409 4153.85446				
27	3998.30102	4097.36469				
28	4032.50818	4108.23158				
29	4026.37930	4095.93895				
30	4013.04164	4061.57447				
31 32	4010.23755	4052.55898				
33	4028.66668 4044.33958	3977.18473 4003.14253				
34	4074.76483	4058.51645				
35	4225.73112	3981.64690				
36	3992.45350	4013.94276				
37	3982.88578	4048.88648				
38 39	3869.51007 3844.17795	4109.81079 4120.55801				
40	3795.20479	4136.21216				
41	3757.85455	4019.36391				
42	3853.61333	3973.94330				
43	3918.38683	3935.24344				
44 1	3924.97481 4314.35620	3902.18305 3848.42225				
TOTAL AREA = 19.713 Ac.						

BOUNDARY COORDINATES

WELLINGTON SECTION No. 1

VALLEY PIKE ROAD

REMAINING PORTIONS

OF "TRACT I"

15.091 Ac.

ROCATION MAP

NO SCALE

APPROVED:

AGENT, ROANOKE CITY
PLANNING COMMISSION

CITY ENGINEER,
ROANOKE, VIRGINIA

AGENTAL AND ALLE AND ALLE

TESTEE: ARTHUR B. CRUSH, III, C/2+/C

VINCENT K. LUMSDEN,

Kell Nume

Late Chila

PLAT OF SURVEY
SECTION No. 2

"WELLINGTON"

ROANOKE, VIRGINIA

BEING A SUBDIVISION OF TRACT 1A (M.B. 1, PG. 1088)
AND VACATION OF 0.123 ACRE PORTION OF WELLINGTON DRIVE
PROPERTY OF

WELLINGTON II, L.L.C. a Virginia Limited Liability Company CREATING HEREON

NEW LOTS 1 THROUGH 7, BLOCK 1 & NEW LOTS 1 THROUGH 8, BLOCK 2 AND DEDICATING 1.54 ACRES TO THE CITY OF ROANOKE

FOR PUBLIC STREET PURPOSES
AND CORRECTING THE ILLEGAL SUBDIVSION CREATED
WITH THE RECORDATION OF DEED BOOK 1651, PAGE 546.

SCALE: 1" = 80' DATE: 11 FEBRUARY 1998

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