

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 18TH DAY OF FEBRUARY, 1998.

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

BY: FRAVIA AND WALDEN, INC., Manager
by Andrew C. Kelderhouse V.P.

STATE OF VIRGINIA
COUNTY OF ROANOKE

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

MY COMMISSION EXPIRES MARCH 31, 2000.

Arlene M. Thomas
NOTARY PUBLIC

NOTES:

- 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.
- THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- TOTAL Ac. WITHIN DEDICATED RIGHT-OF-WAY = 1.54 Ac.
- BOUNDARY OF SECTION No. 2 CONTAINS 19.713 Ac.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
- 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.
- LINES FROM CORNER 6 THROUGH 12, INCLUSIVE, 14 THROUGH 31, INCLUSIVE, AND 36 THROUGH 41, INCLUSIVE, ARE NEW DIVISION LINES.
- NEW 15' ACCESS EASEMENT FOLLOWS EXISTING 15' SANITARY SEWER EASEMENT FOR THAT PORTION SHOWN AS HATCHED.
- THE NEW PUMP 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.

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
1	4314.35620	3848.42225
2	4457.23254	4014.07958
3	4476.96567	4443.12843
4	4626.75203	4451.13133
5	4766.66843	4625.82762
6	4724.96737	4873.47418
7	4493.01583	4969.17368
8	4507.05616	5000.29339
9	4526.19642	5014.05762
10	4467.22407	5049.83670
11	4465.99539	5029.96975
12	3951.71424	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	3895.10975	4817.29891
19	3676.19130	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	3859.40150	4168.18409
26	3893.17767	4153.85446
27	3998.30102	4097.36469
28	4032.50818	4108.23158
29	4026.37930	4095.93895
30	4013.04164	4061.57447
31	4010.23755	4052.55898
32	4028.66668	3977.18473
33	4044.33958	4003.14253
34	4074.76483	4058.51645
35	4225.73112	3981.64690
36	3992.45350	4013.94276
37	3982.88578	4048.88648
38	3869.51007	4109.81079
39	3844.17795	4120.55801
40	3795.20479	4136.21216
41	3757.85455	4019.36391
42	3853.61333	3973.94330
43	3918.38683	3935.24344
44	3924.97481	3902.18305
1	4314.35620	3848.42225

TOTAL AREA = 19.713 Ac.

APPROVED:

Arthur B. Crush, III 2/19/98
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Charles M. Huffine 2-19-98
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD 2-20, 1998 AT 10:20 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III, Clerk

Kate Chiles
DEPUTY CLERK

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 SUBDIVISION CREATED
WITH THE RECORDATION OF DEED BOOK 1651, PAGE 546.

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

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

SHEET 1 of 2

COMM. #89175-2

