

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. 3 "WELLINGTON", BOUNDED BY OUTSIDE CORNERS 1 TO 36 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF TRACT 1A 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 PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2779 OF THE AS AMENDED TO DATE AND FUTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE CITY SUBDIVISION ORDINANCE.

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 0.047 AC. PORTION OF THE CUL-DE-SAC AT THE END OF EXISTING WELLINGTON DRIVE IS HEREBY VACATED AND REVERTS TO LOT 1, SECTION No. 3, "WELLINGTON".

THAT 0.051 AC. PORTION OF THE CUL-DE-SAC AT THE END OF EXISTING WELLINGTON DRIVE IS HEREBY VACATED AND REVERTS TO LOT 15, SECTION No. 3, "WELLINGTON".

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 4TH DAY OF JANUARY, 2001.

WELLINGTON II, L.L.C.

a Virginia Limited Liability Company

BY: FRALIN AND WALDRON, INC., MANAGER

Andrew C. Kelderhouse
ANDREW C. KELDERHOUSE, PRESIDENT

STATE OF VIRGINIA

COUNTY ~~OFF~~ OF Roanoke

I, Nona Lisa Mauk, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE, DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, PRESIDENT OF FRALIN AND WALDRON INC., MANAGER FOR WELLINGTON II, L.L.C. HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON Jan. 14, 2002.

MY COMMISSION EXPIRES ON August 31, 2003

Nona Lisa Mauk
NOTARY PUBLIC

NOTES:

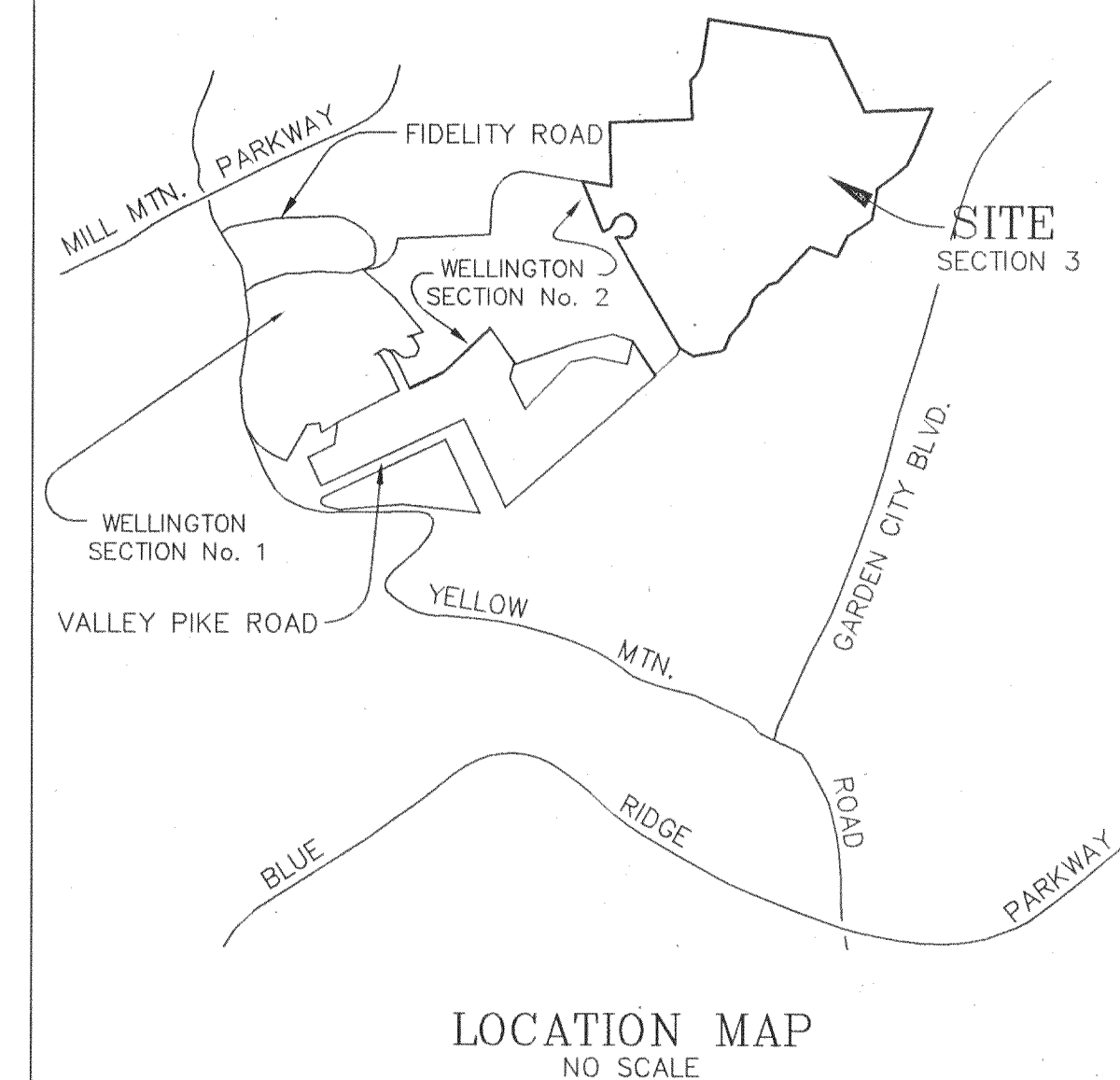
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS. SEE COMMUNITY PANEL NUMBER 510130 0048 D, MAP 51161C0048 D, DATED OCT. 15, 1993, ZONES "AE & X"
- THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- TOTAL AC. WITHIN DEDICATED RIGHT-OF-WAY = 1.542 AC.
- BOUNDARY OF SECTION No. 3 CONTAINS 30.459 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.
- 0.047 ACRE PORTION OF THE EXISTING CUL-DE-SAC BOUNDED BY CORNERS 34 THRU 36 TO 34 INCLUSIVE, IS HEREBY VACATED AND REVERTS TO LOT 1, SECTION No. 3 "WELLINGTON". 0.051 ACRE PORTION OF THE EXISTING CUL-DE-SAC BOUNDED BY CORNERS 31 THRU 33 TO 31 INCLUSIVE, IS HEREBY VACATED AND REVERTS TO LOT 15, SECTION No. 3 "WELLINGTON".
- SEE STORMWATER DETENTION AREA MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1623, PAGE 1892.
- LOTS HAVING DOUBLE FRONTAGE BEING LOTS 9, 11, 13, 15 SHALL UTILIZE ONLY WELLINGTON DRIVE.

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
1	4493.0158	4969.1737
2	4724.9674	4873.4742
3	4702.3450	5007.8198
4	4999.4043	4999.3492
5	5017.1824	5385.8906
6	5195.3340	5377.6969
7	5291.1796	5432.8873
8	5476.7850	5459.9642
9	5390.9647	6021.4939
10	5053.9327	6185.0469
11	5068.4947	6501.6622
12	4900.4865	6432.1066
13	4878.2877	6420.6081
14	4807.4365	6388.4686
15	4762.7129	6333.9877
16	4699.9687	6248.9871
17	4552.2409	6220.7620
18	4478.7328	6113.5400
19	4386.1239	6064.0568
20	4379.5129	6056.5538
21	4423.9497	5938.4360
22	4260.1560	5784.1745
23	4248.8698	5742.6821
24	4187.2462	5678.3842
25	4102.1167	5643.4990
26	4014.3088	5566.1766
27	3952.0040	5538.9347
28	3937.6318	5514.9047
29	3917.4572	5392.0158
30	3951.7142	5331.5898
31	4465.9954	5029.9698
32	4467.2241	5049.8367
33	4531.1021	5122.2129
34	4569.5546	5090.0814
35	4526.1964	5014.0576
36	4507.0562	5000.2934
1	4493.0158	4969.1737

TOTAL AREA = 30.459 Ac.



LOCATION MAP
NO SCALE

CENTERLINE NEW VARIABLE WIDTH
SANITARY SEWER AND DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
A-B	N 74°02'40" E	185.63'
B-C	S 56°30'40" E	145.50'
C-D	S 30°49'13" E	134.52'
D-E	N 88°24'32" E	439.13'

APPROVED:

John Thomas Jassolt
AGENT, CITY OF ROANOKE PLANNING COMMISSION

1/16/02
DATE

Phoebe C. Guirner
CITY ENGINEER, ROANOKE VIRGINIA

1/16/02
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON January 22nd, 2001, AT 12:20 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

John Thomas Jassolt
DEPUTY CLERK

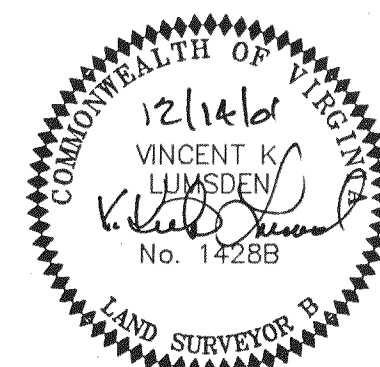
PLAT OF SURVEY
SECTION No. 3

"WELLINGTON"

BEING A SUBDIVISION OF THE REMAINING PORTION OF TRACT 1A (M.B. 1, PG. 1786-1787) AND VACATION OF 0.098 ACRE PORTION OF WELLINGTON DRIVE PROPERTY OF

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

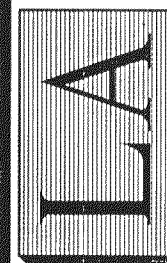
CREATING HEREON
NEW LOTS 1 THROUGH 15
DEDICATING 1.542 ACRES TO THE CITY OF ROANOKE
FOR PUBLIC STREET PURPOSES
ROANOKE, VIRGINIA



PHONE (540) 774-4411
FAX (540) 772-9445
E-MAIL LUMSDENPC@AOL.COM

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

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



DATE: 14 DECEMBER 2000
SCALE: 1" = 100'
COMM. NO.: 00-121
CADD FILE: F:\00\00121\REV-00121RP.DWG
SHEET 1 OF 2