BRAMBLETON

## 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, ING., MANAGER
ANDREW C. KELDERHOUSE, PRESIDENT

STATE OF VIRGINIA

COUNTY/EFFT OF Roanoke

1, Nona Lisa Mark , 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 On 14 , 2002.

MY COMMISSION EXPIRES ON August 31, 2003 Main EM COMMISSION EXPIRES ON AUGUST 31, 2003

## NOTES

- 1. 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"
- 2. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- 3. TOTAL Ac. WITHIN DEDICATED RIGHT-OF-WAY = 1.542 Ac.
- 4. BOUNDARY OF SECTION No. 3 CONTAINS 30.459 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. 0.047 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".
- 9. SEE STORMWATER DETENTION AREA MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1623, PAGE 1892.
- 10. LOTS HAVING DOUBLE FRONTAGE BEING LOTS 9, 11, 13, 15
  SHALL UTILIZE ONLY WELLINGTON DRIVE.

П	AND THE RESERVE AND THE PERSON NAMED AND THE PERSON		Files to the Files of the second
manage and a second	COR.	NORTHING	EASTING
- Companies	1	4493.0158	4969.1737
-	2	4724.9674	4873.4742
-	2 3	4702.3450	5007.8198
	4 5 6 7	4999.4043	4999.3492
	5	5017.1824	5385.8906
	6	5195.3340	5377.6969
9000		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
de la constante	14	4807.4365	6388.4686
Chokhana	15	4762.7129	6333.9877
	16	4699.9687	6248.9871
	17	~ <i>4552.2409</i>	6220.7620
	18	4478.7328	6113.5400
I	19	4386.1239	6064.0568
I	20	4379.5129	6056.5538
	21	4423.9497	5938.4360
	22	4260.1560	5784.1745
- Contraction	23	4248.8698	5742.6821
-	24	4187.2462	5678.3842
	25	4102.1167	5643.4990
ı	26	4014.3088	5566.1766
	27	3952.0040	5538.9347
l	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
CONTRACTOR OF THE PERSON	- 34	4569.5546	5090.0814
Name of Street	35	4526.1964	5014.0576
	36	4507.0562	5000.2934
	1	4493.0158	4969.1737

TOTAL AREA = 30.459 Ac.

CURVE TABLE

C1 | 150.00' | 113.27' | 59.49' | 110.60' | N 29'56'04" E | 43'16'01"

525.00' 34.15' 17.08' 34.14' N 65'42'59" E 03'43'36" 525.00' 7.80' 3.90' 7.80' N 63'25'39" E 00'51'05"

525.00' 41.95' 20.99' 41.94' N 65'17'27" E 04'34'41'

<u>25.00' | 24.55' | 13.37' | 23.58' | N 35'43'15" E | 56'75'53"</u>

55.00' | 101.20' | 72.24' | 87.52' | S 6078'10" W 105"25'44"

<u> 345.00' | 102.05' | 51.40' | 101.68' | N 54'31'38" E | 16'56'55"</u>

345.00' | 58.51' | 29.32' | 58.44' | N 4171'41" E | 09'43'00"

395.00' 25.34' 12.67' 25.33' N 44'43'50" E 03'40'31'

395.00' 82.31' 41.30' 82.16' N 36"55"24" E 11"56"20" 395.00' 220.94' 113.44' 218.07' S 46"58"40" W 32"02"52"

25.00' 20.47' 10.85' 19.90' 5 86"27'40" W 46"55'07"
55.00' 117.79' 100.67' 96.53' N 48"34"08" E 122'42'11"

325.00' 186.15' 95.71' 183.61' N 47'21'45" E 32'49'01"

325.00' | 15.84' | 7.92' | 15.84' | 5 32"21"00" W | 02"47"32"

325.00' | 141.59' | 71.93' | 140.47' | 5 4673'36" W | 24'57'39'

325.00' 28.72' 14.37' 28.71' 5 6174'21" W 05'03'50" 155.00' 224.92' 137.47' 205.70' N 2272'02" E 83'08'28"

155.00' | 72.98' | 37.18' | 72.31' | S 5076'56" W 26'58'39'

<u> 155.00' | 151.94' | 82.70' | 145.93' | 5 08'42'42" W | 56'09'49"</u>

25.00' | 21.00' | 11.16' | 20.39' | S 43'26'04" E | 48'07'43"

55.00' | 271.24' | 44.10' | 68.81' | S 73'46'48" W 282'33'26

55.00' | 90.08' | 58.82' | 80.35' | \$ 20'34'38" E | 93'50'35"

55.00' 74.37' 44.12' 68.83' S 65'04'46" W 77'28'13"

55.00' | 106.79' | 80.39' | 90.79' | N 20'33'48" W | 111'74'38"

25.00' | 23.15' | 12.48' | 22.33' | N 08'31'46" E | 53'03'31"

205.00' 292.57' 177.49' 268.36' S 22"53"08" W 81"46"15"

C31 | 205.00' | 125.92' | 65.02' | 123.95' | N 00'24'10" W | 3571'39"

C32 | 205.00' | 125.25' | 64.65' | 123.31' | N 34'41'49" E | 35'00'20"

C33 | 205.00' | 41.40' | 20.77' | 41.33' | N 57'59'07" E | 11'34'17"

C34 275.00' 157.51' 80.98' 155.37' S 47'21'45" W 32'49'01"

C35 | 55.00' | 52.03' | 28.15' | 50.11' | N 39'52'58" W 5472'00"

C9 345.00' 32.41' 16.22' 32.40' N 3338'42" E 05'22'56" C10 345.00' 192.97' 99.08' 190.47' N 46'58'40" E 32'02'52"

C11 | 395.00' | 113.29' | 57.04' | 112.91' | N 54'47'06" E | 16'26'01"

BEARING

CURVE RADIUS LENGTH TANGENT CHORD

C25

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED

MILL MIM. PARKWAY FIDELITY ROAD SITE SECTION 3
SECTION No. 2
WELLINGTON SECTION No. 1  VALLEY PIKE ROAD  WTW.
BLUE PLOCK B
LOCATION MAP NO SCALE

	CENTERLINE NEW VARIABLE WIDTH RY SEWER AND DRAINAGE EASEMEN		
LINE	BEARING	DISTANCE	
A-B	N 7402'40" 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:

AGENT CITY OF ROANOKE PLANNING COMMISSION

1/16/07 DATE

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 22. 2001, AT 2:20 O'CLOCK M.

TESTEE: ARTHUR B. CRUSH, III

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

VINCENT K Z LUMSDEN D No. 1428B | 14 DE | COMM. NO.: 00-121 | SCALE | CADD FILE: | F:\00000121

LUMSDEI ENGINEERS ROANOKE. V

M.B. / , PG. 2387