

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9097.18690	19858.68724
2	9355.46881	19645.34373
3	9464.79505	19752.73354
4	9449.90523	19769.35942
5	9441.55020	19779.38409
6	9427.00561	19798.80631
7	9394.74382	19842.43804
8	9355.40598	19877.12790
9	9313.68688	19899.04140
10	9308.67426	19902.26772
11	9269.88830	19930.67034
12	9241.74571	19952.98175
13	9215.78249	19975.18222
1	9097.18690	19858.68724

AREA = 1.294 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6464.90"	22.32'	11.16'	22.32'	S 48°09'11" E	0°11'52"
C2	192.87'	13.05'	6.53'	13.05'	S 50°11'26" E	3°52'39"
C3	666.81'	24.27'	12.13'	24.26'	S 53°10'18" E	2°05'03"
C4	117.39'	54.45'	27.72'	53.96'	S 40°00'10" E	26°34'39"
C5	604.42'	45.37'	22.70'	45.36'	S 28°53'10" E	4°18'04"

NOTES

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 3) SEE PLAT PREPARED FOR WILLIAMSBURG MANOR APARTMENTS ROANOKE ASSOCIATES, LLC, DATED NOVEMBER 9, 1998, JOB NO. 290-97 PREPARED BY PHILIP W. NESTER.
- 4) THIS PROPERTY DOES NOT LIE 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0044 D, MAP NUMBER 51161C0044 D, DATED OCTOBER 15, 1993. "ZONE X"
- 5) LEGAL REFERENCE: TRACT C - D.B. 1389, PG. 700.
- 6) APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- 7) THIS PLAT IS A RESUBDIVISION OF THE CITY OF ROANOKE TAX MAP #5500114, TRACT C, D.B. 1389, PG. 700.
- 8) THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- 9) LINES BETWEEN CORNERS 2 THROUGH 13 CONSTITUTE NEW DIVISION LINES.
- 10) NEW TRACT C-1 IS ZONED C-1 COMMERCIAL.
- 11) A PRIVATE 10' DRAINAGE EASEMENT SHALL BE MAINTAINED 5' EITHER SIDE OF SAID 18" STORM DRAIN PIPE. IN ADDITION SAID PIPE AND 10' PRIVATE DRAINAGE EASEMENT MAY BE RELOCATED IF NECESSARY UPON COMPLETION OF DEVELOPMENT PLANS FOR NEW TRACT C-1.
- 12) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 13) CURBING, IF NECESSARY, AND SIDEWALK ARE TO BE PLACED ALONG FRONTAGE OF DUKE OF GLOUCESTER ST., SW (PUBLIC PORTION) AND BE MADE PART OF DEVELOPMENT PLANS FOR TRACT C-1.

APPROVED:

APPROVED:

H. Brian Swenson
AGENT, ROANOKE CITY PLANNING COMMISSION

Theresa Swenson
CITY ENGINEER, ROANOKE, VIRGINIA

10-31-03
DATE

10-31-08
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA
THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS
ADMITTED TO RECORD ON November 4, 2003, AT 3:30 O'CLOCK
P.M.

TESTEE: ARTHUR B. CRUSH, II

Taruni Patel
DEPUTY CLERK

R.A

KNOW ALL MEN BY THESE PRESENTS TO WIT:

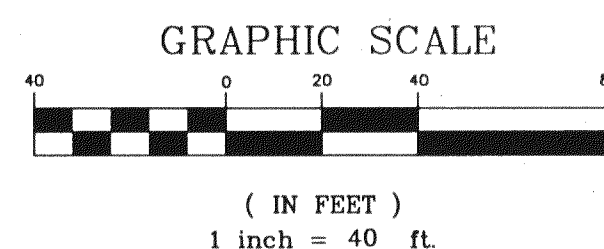
THAT ROANOKE ASSOCIATES IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 13 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 5, 1976 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VA IN DEED BOOK 1389, AT PAGE 700.

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 VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 30th DAY OF OCTOBER, 2003.

ROANOKE ASSOCIATES, L.L.C.

BY: Gilbert E Butler Jr Managing member



STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID
COUNTY AND STATE DO HEREBY CERTIFY THAT GILBERT E. BUTLER JR.
MANAGING MEMBER OF ROANOKE ASSOCIATES, OWNER, WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING DATED OCTOBER 20, 2003 HAS PERSONALLY APPEARED BEFORE
ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON
OCTOBER 30, 2003.

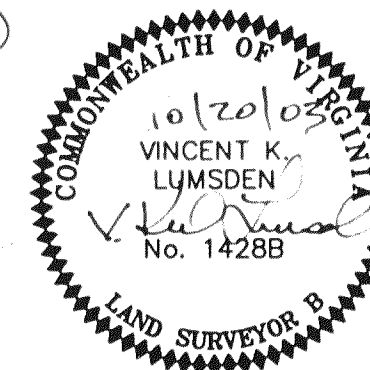
MY COMMISSION EXPIRES MARCH 31 2004

Grlene M. Skellington
NOTARY PUBLIC
(Commissioned as Grlene M. Thomas)

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VINCENT K. LUMSDEN IS #1428B

10/20/07
DATE



SUBDIVISION PLAT
FOR

ROANOKE ASSOCIATES

SHOWING SUBDIVISION OF
ORIGINAL TRACT C (4.177 AC.)
D.B. 1389, PG. 700

CREATING

TRACT C-1 (1.294 AC.)

AND

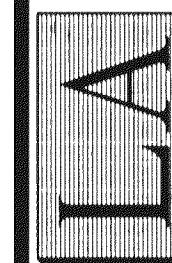
TRACT C-2 (2.883 AC.)

SITUATED ALONG DUKE OF GLOUCESTER ST., SW
CITY OF ROANOKE, VIRGINIA

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

44664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE:	OCTOBER 20, 2003	
COMM. NO.:	2003-294	SCALE: 1" = 40'
CADD FILE:		