

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON AS PARCELS 'A' & 'B', WHICH COMPRISES ALL OF THE PROPERTY CONDEMNED BY SAID OWNER, FROM FRANCES J. COOPER, FRANK S. COOPER, JR AND PAUL S. COOPER BY PROCEEDINGS REPORTED IN THE REPORT OF COMMISSIONERS, DATED JULY 15, 1964 AND RECORDED IN DEED BOOK 747 PAGE 553.

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 CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 21 DAY OF September, 2004.

CITY OF ROANOKE, VIRGINIA
A VIRGINIA MUNICIPAL CORPORATION, OWNER
BY: Darlene L. Burcham
DARLENE L. BURCHAM
CITY MANAGER, ROANOKE, VIRGINIA

STATE OF VIRGINIA
CITY OF ROANOKE

I, Cecilia A. Greeman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Roanoke, AND STATE DO HEREBY CERTIFY THAT DARLENE BURCHAM, CITY MANAGER OF THE CITY OF ROANOKE, VIRGINIA, A VIRGINIA MUNICIPAL CORPORATION, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED Sept. 21, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON Sept. 21, 2004.

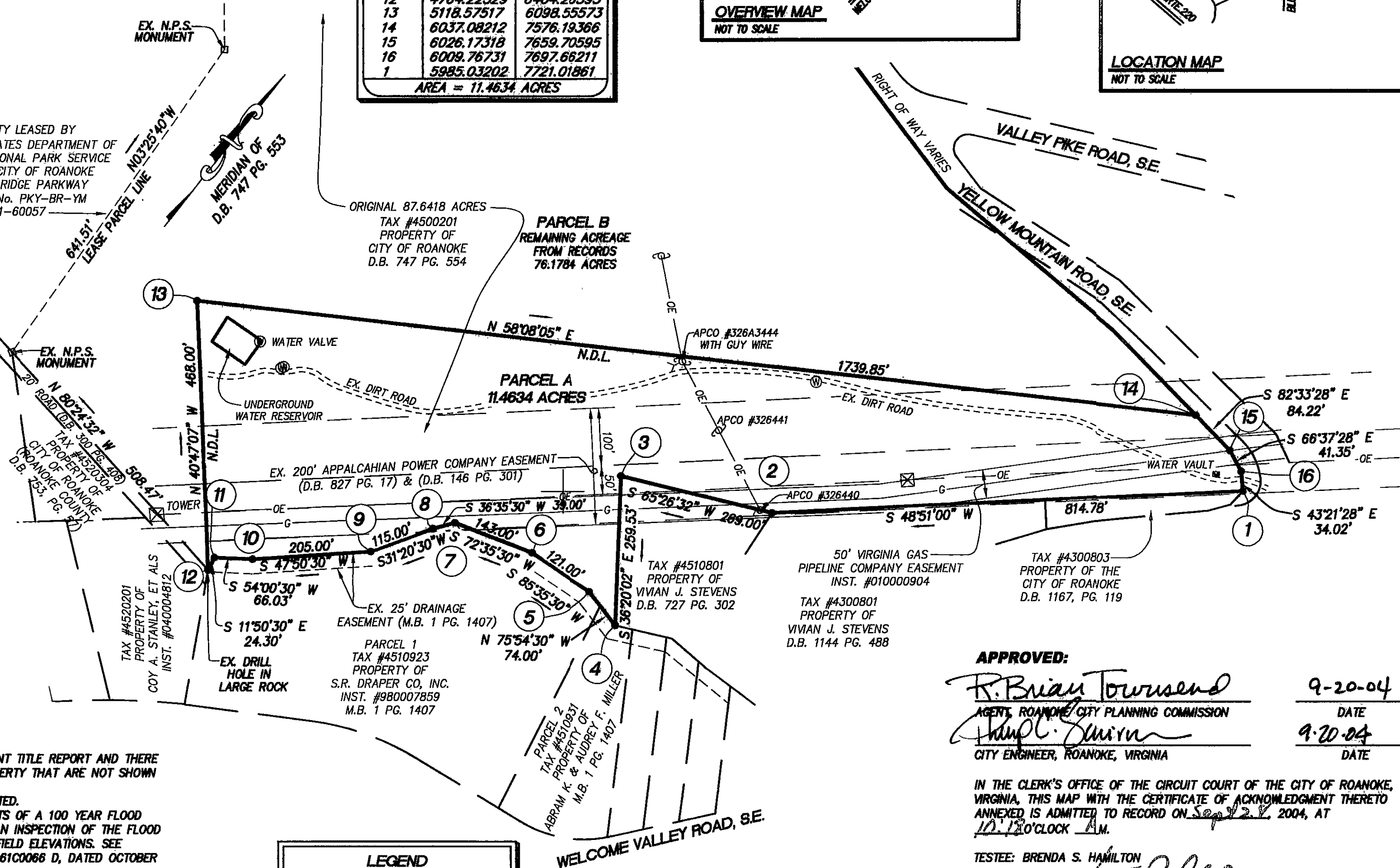
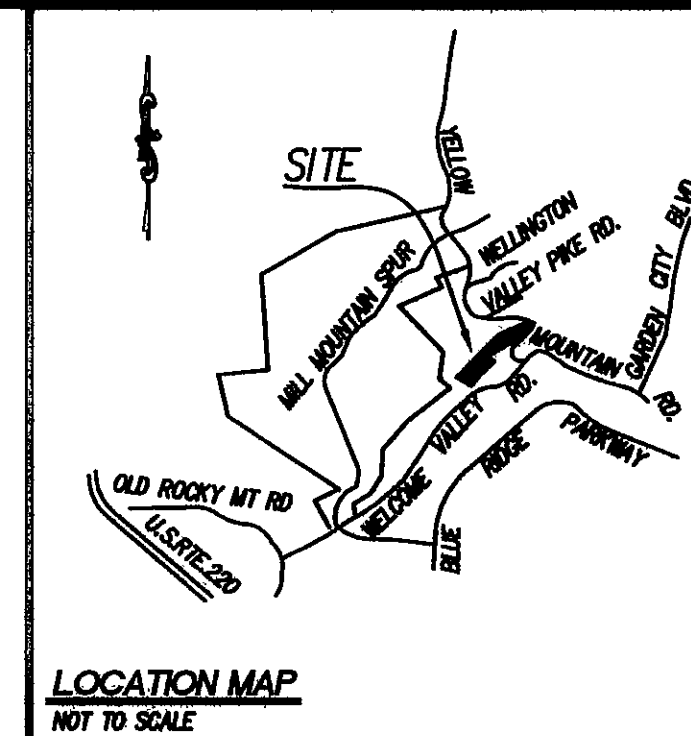
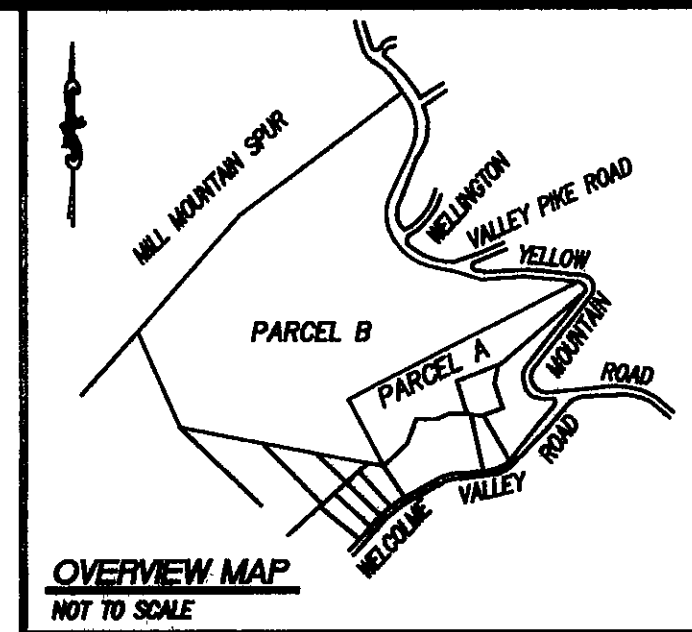
MY COMMISSION EXPIRES ON February 28, 2006

Cecilia A. Greeman
NOTARY PUBLIC

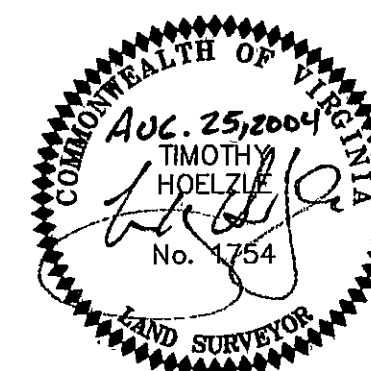
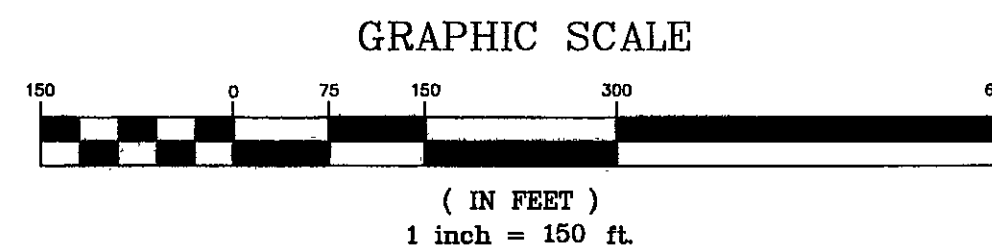
NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON DOES NOT LIE 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 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0066 D, MAP NUMBER 51161C0066 D, DATED OCTOBER 15, 1993, ZONE AE.
- THE PROPERTY LINES FROM CORNERS 12 THROUGH 14 ARE NEW DIVISION LINES.
- LEGAL REFERENCE: ROANOKE CITY DEED BOOK 632, PAGE 437.
- THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
- TAX PARCEL # 4510930 AS SHOWN ON THE CITY OF ROANOKE GIS, HAS NO LEGAL REFERENCE AND AS BEST AS CAN BE DETERMINED, DOES NOT EXIST BECAUSE THE SUBJECT PROPERTY AND THE ADJACENT TRACT BOTH CALL FOR THE COMMON PROPERTY LINE TO BE "WITH CREEK BED".

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5985.03202	7721.01861
2	5448.88021	7107.49787
3	5337.08095	6862.83091
4	5128.00867	7016.60025
5	5146.02558	6944.82706
6	5136.72475	9824.18505
7	5093.94176	6687.73500
8	5062.62845	6664.48686
9	4964.40902	6604.67094
10	4826.81643	6452.70621
11	4788.01056	6399.27842
12	4764.22329	6404.26595
13	5118.57517	6098.55573
14	6037.08212	7576.19366
15	6026.17318	7659.70595
16	6009.76731	7697.66211
1	5985.03202	7721.01861
AREA = 11.4634 ACRES		



LEGEND	
EX.	EXISTING
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
G	GAS LINE
INST.	INSTRUMENT NUMBER
N.P.S.	NATIONAL PARK SERVICE
N.D.L.	NEW DIVISION LINE
W	WATER LINE
OE	OVERHEAD ELECTRIC
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	FIRE HYDRANT



APPROVED:
R. Brian Townsend 9-20-04
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
Shirley Smith 9-20-04
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Sept. 21, 2004, AT 10:15 O'CLOCK AM.

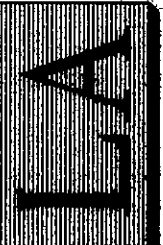
TESTEE: BRENDA S. HAMILTON
Brenda S. Hamilton
DEPUTY CLERK

PLAT OF SURVEY AND FROM RECORDS FOR
THE CITY OF ROANOKE, VIRGINIA
RESUBDIVING A 87.6418 AC. PARCEL
CREATING
PARCEL A (11.4634 AC.)
AND
PARCEL B (76.1784 AC. FROM RECORDS)
SITUATED ALONG YELLOW MOUNTAIN ROAD, S.E.
ROANOKE, VIRGINIA

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E-MAIL: MAIL@LUMSDENPC.COM

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

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



DATE: AUGUST 25, 2004
SCALE: 1" = 150'
COMM. NO.: 04-158
CADD FILE: F:\2004\04158\SUR\GARDEN CITY RESERVOIR.DWG
SHEET 1 OF 1