

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 10, TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE PROPERTY CONDEMNED BY SAID OWNER FROM THE ROANOKE WATER WORKS COMPANY BY PROCEEDINGS REPORTED IN THE REPORT OF COMMISSIONERS, DATED APRIL 28, 1938 AND RECORDED IN DEED BOOK 632 PAGE 437.

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 15.2-2279 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT HEREBY DEDICATES IN FEE SIMPLE TO THE CITY OF ROANOKE THE 0.297 ACRE OF LAND AS SHOWN HEREON FOR STREET PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 27th 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. Freeman, 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 September 27, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON September 27, 2004.

MY COMMISSION EXPIRES ON February 28, 2006

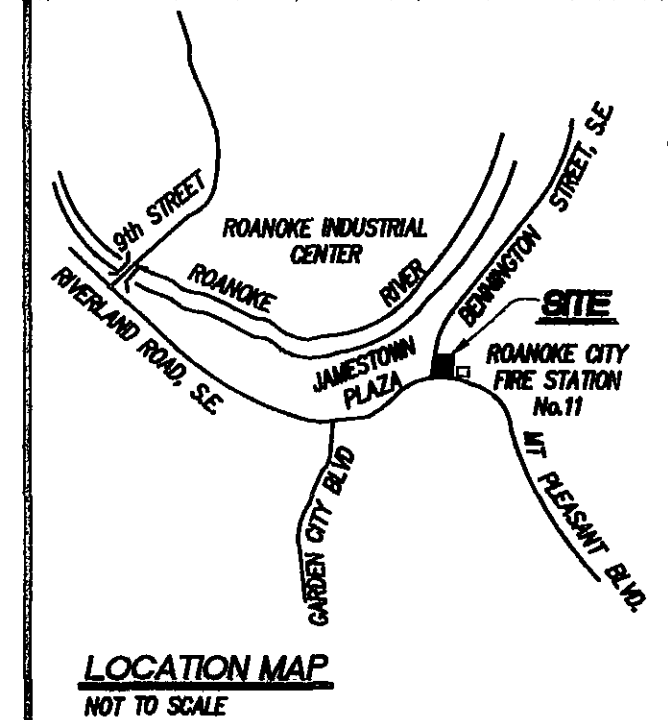
Cecilia A. Freeman
NOTARY PUBLIC

NOTES:

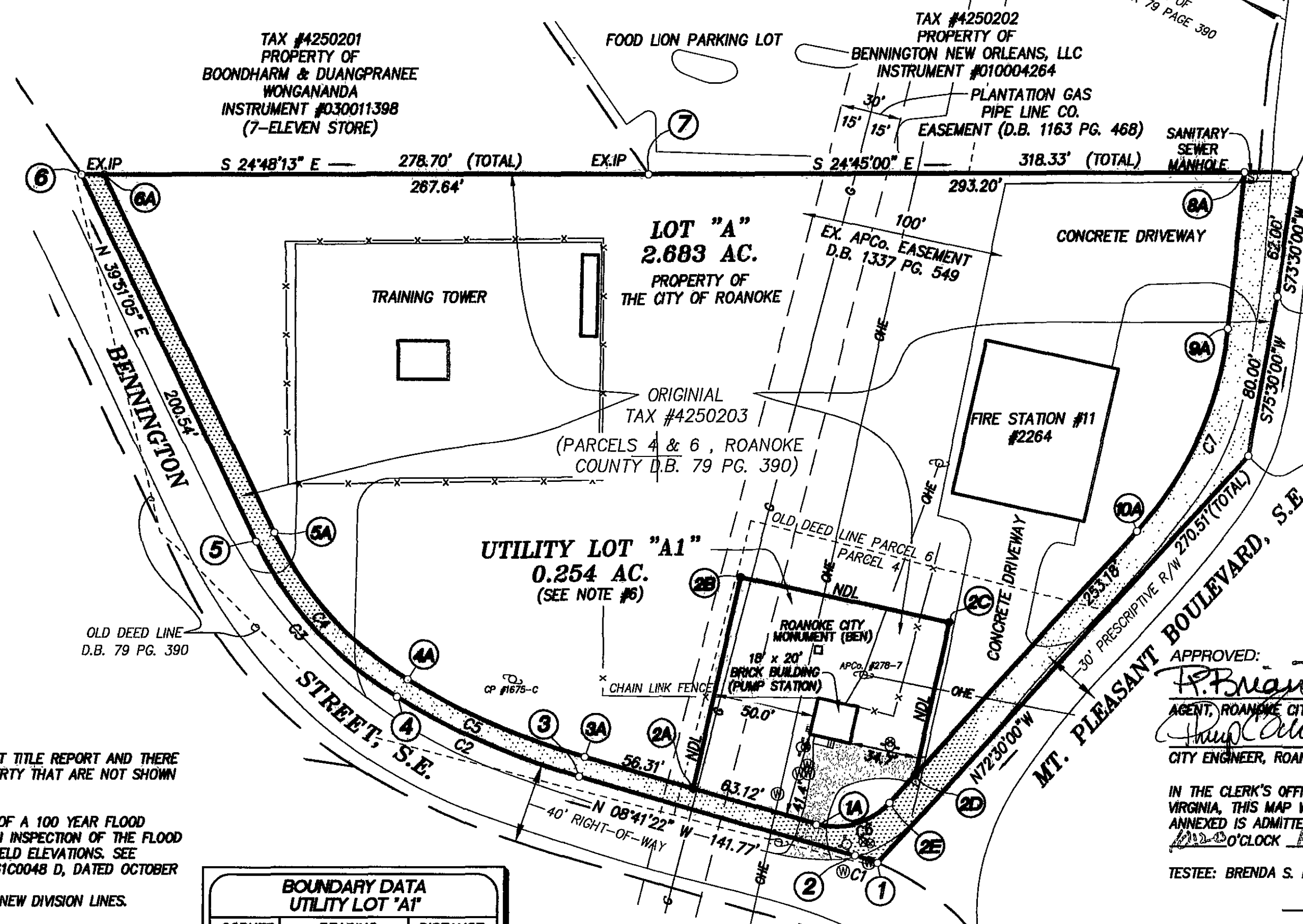
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS.
- THE ENTIRE PROPERTY SHOWN HEREON LIES WITHIN THE 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 0048 D, MAP NUMBER 51161C0048 D, DATED OCTOBER 15, 1983, ZONE AE.
- THE PROPERTY LINES BETWEEN CORNERS 2A THROUGH 2D ARE NEW DIVISION LINES.
- THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
- LEGAL REFERENCE: ROANOKE CITY DEED BOOK 632, PAGE 437. (ROANOKE COUNTY DEED BOOK 79 PAGE 390).
- UTILITY LOT "A1" IS UNINHABITABLE FOR RESIDENTIAL OCCUPANCY.
- THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF 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.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5033.34422	4620.51788
2	5044.90951	4619.34447
3	5185.05194	4567.92628
4	5282.76815	4596.04968
5	5377.76922	4636.70900
6	5531.72321	4765.21316
7	5278.73093	4882.13180
8	4989.63878	5015.40510
9	4972.03046	4655.96041
10	4952.00006	4878.50860
1	5033.34422	4620.51788
AREA = 3.234 ACRES		

LEGEND	
EX. SIP	EXISTING SET IRON PIN
M.B.	MAP BOOK
D.B.	DEED BOOK
P.G.	PAGE
S.F.	SQUARE FEET
N.D.L.	NEW DIVISION LINE
S.F.	SQUARE FEET
N.D.L.	NEW DIVISION LINE
W	WATER LINE
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
W	WATER MANHOLE
W	WATER VALVE
W	FIRE HYDRANT



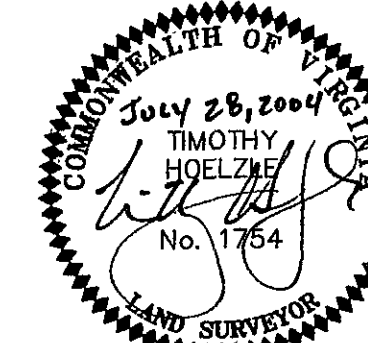
LOCATION MAP
NOT TO SCALE



AREA TO BE DEDICATED FOR STREET PURPOSES		
COR.	BEARING	DISTANCE
1-2	N 05°47'36" W	11.62' CH.
2-3	N 08°41'22" W	141.77'
3-4	N 01°06'01" W	97.73' CH.
4-5	N 23°10'13" E	103.34' CH.
5-6	N 39°51'05" E	200.54'
6-6A	S 24°48'13" E	11.07'
6A-5A	S 39°51'05" W	195.80'
5A-4A	S 23°10'13" W	97.60' CH.
4A-3A	S 01°06'01" E	95.09' CH.
3A-1A	S 08°41'22" E	119.44'
1A-2E	S 40°35'41" E	37.00' CH.
2E-10A	S 72°30'00" E	180.74'
10A-9A	N 89°18'17" E	109.29' CH.
9A-8A	N 71°06'34" E	77.47'
8A-8	S 24°45'00" E	25.13'
8-9	S 73°30'00" W	62.00'
9-10	S 75°30'00" W	80.00'
10-1	N 72°30'00" W	270.51'
AREA = 0.297 ACRE		

BOUNDARY DATA UTILITY LOT "A1"		
CORNER	BEARING	DISTANCE
2E-1A	S 40°35'41" E	37.00' CH.
1A-2A	N 08°41'22" W	63.12'
2A-2B	N 77°48'46" E	106.67'
2B-2C	S 12°15'51" E	104.82'
2C-2D	S 77°48'46" W	76.80'
2D-2E	N 72°30'00" W	18.72'
AREA = 0.254 ACRE		

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	115.00'	11.63'	5.82'	11.62'	N 05°47'36" W	05°47'39"
C2	370.00'	98.02'	49.30'	97.73'	N 01°06'01" W	15°10'44"
C3	180.00'	104.81'	53.94'	103.34'	N 23°10'13" E	33°21'44"
C4	170.00'	98.99'	50.94'	97.60'	S 23°10'13" W	33°21'44"
C5	360.00'	95.37'	47.97'	95.09'	S 01°06'01" E	15°10'44"
C6	35.00'	38.98'	21.79'	37.00'	S 40°35'41" E	63°48'38"
C7	175.00'	111.15'	57.52'	109.29'	N 89°18'17" E	36°23'26"



APPROVED:
H. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Shirley Adams
CITY ENGINEER, ROANOKE, VIRGINIA

DATE
9-27-04
DATE
9-27-04

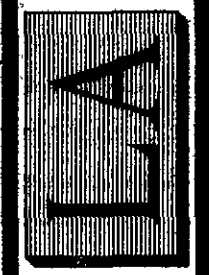
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON September 27, 2004, AT 12:20 O'CLOCK A.M.

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

PLAT OF SURVEY FOR
THE CITY OF ROANOKE, VIRGINIA
RESUBDIVIDING A 3.234 AC. PARCEL
(PARCELS 4 & 6, ROANOKE COUNTY D.B. 79, PG. 390)

CREATING
LOT "A" (2.683 AC.)
AND
UTILITY LOT "A1" (0.254 AC.)
AND
DEDICATING 0.297 ACRE FOR
STREET PURPOSES
SITUATED ALONG BENNINGTON STREET, S.E.
AND MT PLEASANT BOULEVARD, S.E.
ROANOKE, VIRGINIA

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



DATE: JULY 28, 2004
COMM. NO.: 2004-158
SCALE: 1" = 50'
CADD FILE: F:\2004\04158\SUR\BENNINGTON AVE F.S.DWG
SHEET 1 OF 1

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

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018