

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PROPERTY ACQUIRED BY DEED DATED FEBRUARY 19, 1942 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN D.B. 663, PG. 191 AS SHOWN HEREON TO BE SUBDIVIDED, FURTHER THE LOT SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5, TO 1, INCLUSIVE, COMPRISES OF A PORTION OF THE LAND (TAX #4160108 AND TAX #4050306) CONVEYED TO SAID OWNER IN D.B. 663 PG. 191.

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, BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS THE 20' PRIVATE ACCESS EASEMENT AS SHOWN HEREON, TO THE WESTERN VIRGINIA WATER AUTHORITY.

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 Burcham
DARLENE 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

NEW PRIVATE ACCESS EASEMENT CENTERLINE DATA		
CORNER	BEARING	DISTANCE
1-A TIE	S 65°23'56" W	21.35'
A-B	N 01°44'20" W	81.92'
B-C	N 52°27'34" E	27.62'
C-2 TIE	S 00°00'00" W	64.41'

BOUNDARY DATA UTILITY LOT "A1"		
CORNER	BEARING	DISTANCE
1-2	N 00°00'00" E	154.23'
2-3	N 42°40'35" E	59.51'
3-4	S 61°40'44" E	70.04'
4-5	S 00°00'00" W	113.92'
5-1	S 63°30'34" W	113.97'

AREA = 0.360 ACRE

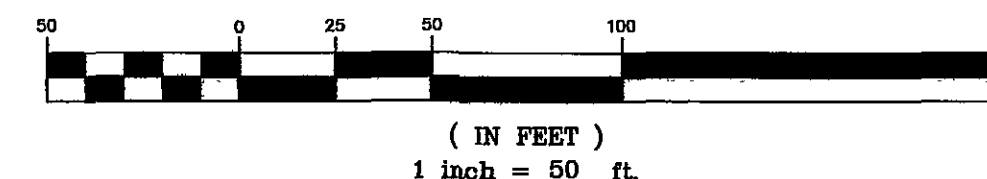
BOUNDARY COORDINATES UTILITY LOT "A1"		
ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	5408.32288	7065.34567
2	5562.55341	7065.34567
3	5606.30841	7105.68807
4	5573.07996	7167.34567
5	5458.15712	7167.34567
1	5408.32288	7065.34567

AREA = 0.360 ACRE

LOT "A"
77.239 AC.
PER TAX RECORDS
PROPERTY OF
THE CITY OF ROANOKE

MERIDIAN OF
D.B. 35 PG. 98

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

MILL MOUNTAIN STAR
PARKING AREA

DEED LINE
(TO BE VACATED)

1388.00' (DEED)
N 47°05'00" E

LEGEND

EX.	EXISTING
SIP	SET IRON PIN
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	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

NOTES:

1. THE UTILITY LOT A1, AS PLATTED, IS BASED ON A CURRENT FIELD SURVEY. LOT "A" AND PROPERTIES ENCUMBERED BY THE NEW ACCESS EASEMENTS ARE BASED ON LAND RECORDS.
2. 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.
3. IRON PINS WERE SET AT ALL CORNERS.
4. THE 30' PRIVATE ACCESS EASEMENT SHOWN HEREON IS INTENDED TO BE ALONG THE CENTERLINE OF THE EXISTING PRIVATE ROADWAYS KNOWN AS THE JB FISHBURN PARKWAY AND THE MILL MOUNTAIN ACCESS ROAD.
5. 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 0048 D, MAP NUMBER 51161C0048 D, DATED OCTOBER 15, 1993.
6. THE PROPERTY LINES BETWEEN CORNERS 1 TO 5 TO 1 ARE NEW DIVISION LINES.
7. THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
8. LEGAL REFERENCE: ROANOKE CITY DEED BOOK 663, PAGE 191. (2.60 AC. PARCEL - TAX #4160108 DESCRIBED IN D.B. 35, PG. 98 AND INCLUDED IN PROPERTY DESCRIPTION IN D.B. 663, PG. 191)
9. UTILITY LOT "A1" IS UNINHABITABLE FOR RESIDENTIAL OCCUPANCY.

APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
David D. O'Brien
CITY ENGINEER, ROANOKE, VIRGINIA

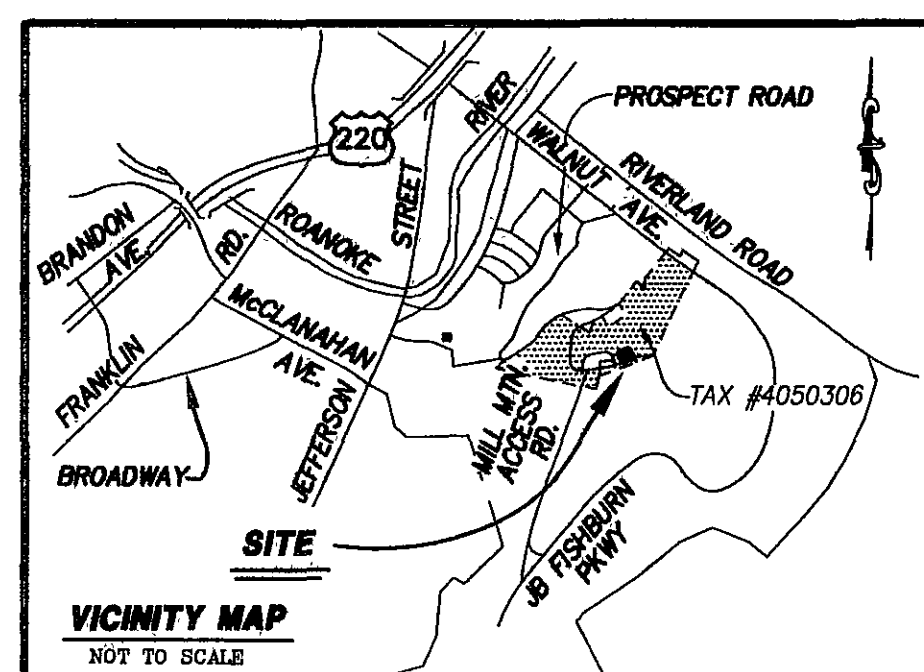
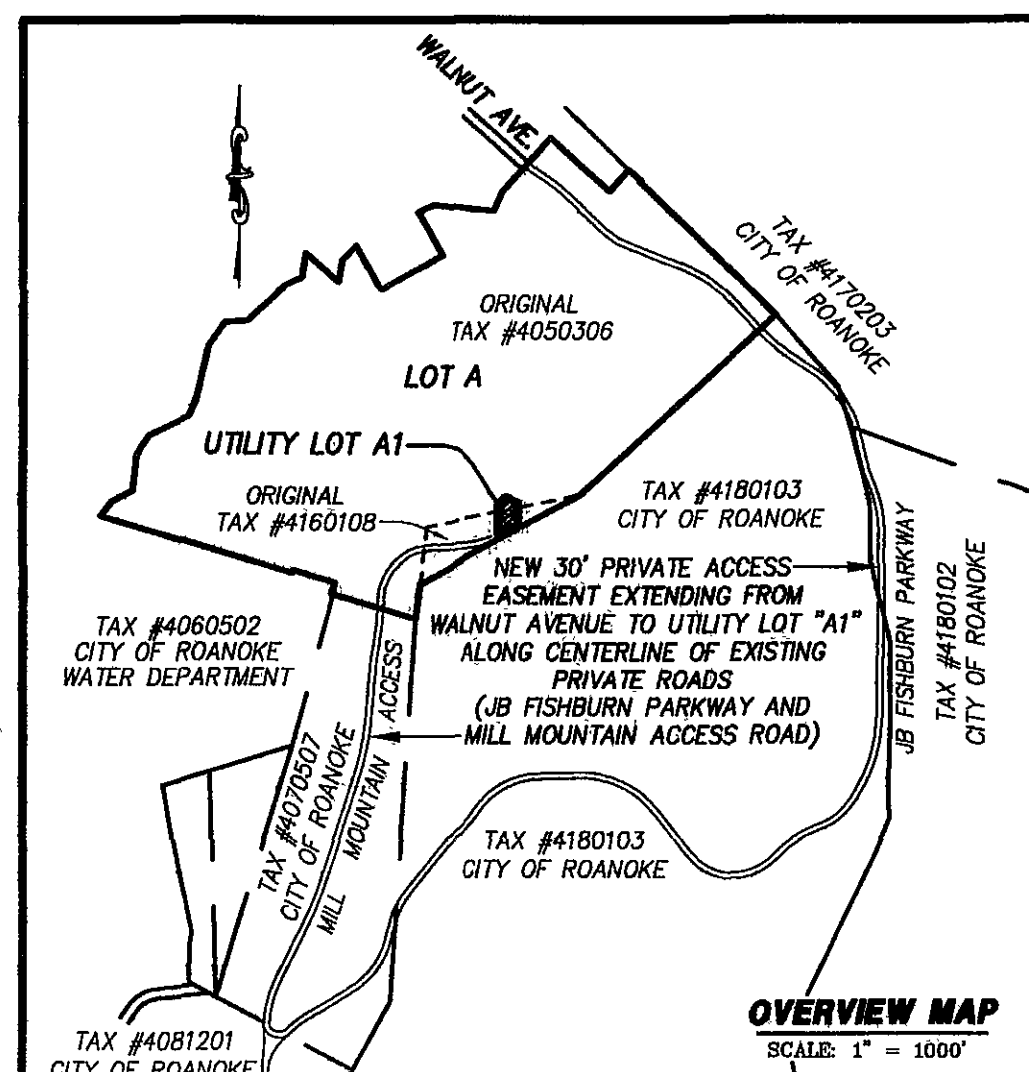
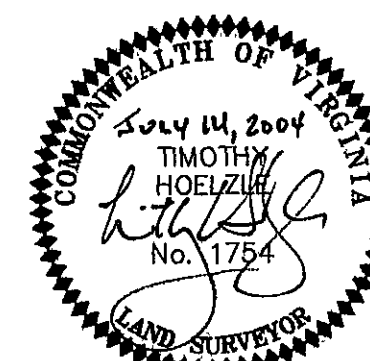
9-27-04
DATE
9-27-04
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD ON September 28, 2004 AT 10:30 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Dee Cho
DEPUTY CLERK

PLAT OF SURVEY FOR
THE CITY OF ROANOKE, VIRGINIA
RESUBDIVIDING (FROM RECORDS) A 74.999 AC.
LOT (D.B. 663, PG. 191) AND A
2.60 AC. LOT (D.B. 663, PG. 191)
CREATING
LOT "A" (77.239 AC.)
AND
UTILITY LOT "A1" (0.360 AC.)
SITUATED ALONG THE MILL MOUNTAIN ACCESS ROAD
ROANOKE, VIRGINIA



PHONE: (540) 774-4411
FAX: (540) 772-9445
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: JULY 14, 2004
SCALE: 1" = 50'
COMM. NO.: 04-158
CADD FILE: F:\2004\04158\SUR\MILL MOUNTAIN TANK.DWG
SHEET 1 OF 1