

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 14, INCLUSIVE TO 1, WHICH IS ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY QUITCLAIM DEED FROM THE UNITED STATES OF AMERICA, DATED MAY 28, 1965, RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1179, PAGE 244, AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM MORTON HONEYMAN, DATED JANUARY 14, 1970, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1270, PAGE 238 & DEED BOOK 1270, PAGE 241, AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM FIRST NATIONAL EXCHANGE BANK OF ROANOKE, TRUSTEE, UNDER THE WILL OF W. K. ANDREWS, DECEASED, DATED JUNE 15, 1950, RECORDED IN THE AFORESAID CLERK'S OFFICE, IN DEED BOOK 829, PAGE 123, AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM FIRST NATIONAL EXCHANGE BANK OF ROANOKE, TRUSTEE UNDER THE WILL OF W. K. ANDREWS, DATED FEBRUARY 1, 1945, RECORDED IN THE CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 319, PAGE 583,

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 22nd DAY OF MARCH, 2005.

OWNER:

Darlene L. Burcham
DARLENE L. BURCHAM
CITY MANAGER, ROANOKE, VIRGINIA

STATE OF VIRGINIA

City of Roanoke

I, Sharon Mougins, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DARLENE L. BURCHAM, CITY MANAGER OF THE CITY OF ROANOKE, VIRGINIA, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED March 22, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON THIS 22nd DAY OF March, 2005.

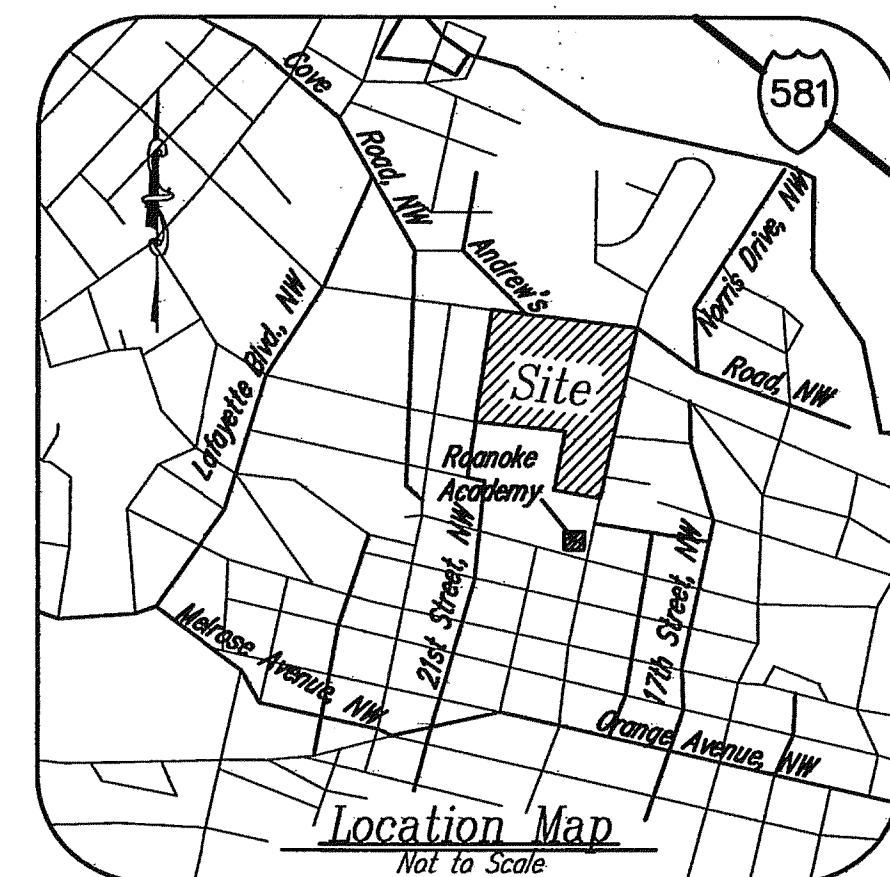
MY COMMISSION EXPIRES March 31, 2007
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. 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.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. 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 0042 D, MAP NUMBER 51161C0042D, DATED OCTOBER 15, 1993.
5. LEGAL REFERENCE: TAX # 2340121, DEED BOOK 1179, PAGE 244; TAX # 2340110, DEED BOOK 1270, PAGE 238 & DEED BOOK 1270, PAGE 241; TAX # 2340104, DEED BOOK 829, PAGE 123 AND TAX # 2340108, DEED BOOK 319, PAGE 583.
6. NOT ALL IMPROVEMENTS ARE SHOWN HEREON FOR CLARITY.
7. THE RECORDATION OF THE PLAT OF SUBDIVISION 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 ARE ASSUMED		
CORNER	NORTHING	EASTING
1	5,421.13370	6,040.53371
2	4,266.37022	5,753.09451
3	4,364.00483	5,360.85543
4	4,878.31126	5,488.87457
5	5,000.00000	5,000.00000
6	5,640.45706	5,159.42006
7	5,571.73255	5,435.51515
8	5,369.61875	5,386.07910
9	5,384.11181	5,326.82582
10	5,238.40702	5,291.18715
11	5,208.70813	5,412.60780
12	5,354.41291	5,448.24648
13	5,362.49101	5,415.22006
14	5,564.48613	5,464.62707
1	5,421.13370	6,040.53371

Area: 788,520 S.F. 18.102 AC.



10' WIDE ROAD DEDICATION		
LINE	BEARING	DISTANCE
6A-6	N 13°58'40" E	10.00'
6-7	S 76°01'20" E	284.52'
7-7A	S 13°44'40" W	10.00'
7A-6A	N 76°01'20" W	284.56'

2,845 S.F., 0.065 AC.

APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION,
Thomp C. Swirna
CITY ENGINEER, ROANOKE, VIRGINIA

3-22-05

DATE

3-22-05

DATE

CLERK'S CERTIFICATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 25th DAY OF March, 2005, AT 10:10 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, CLERK
Paul Chiles
DEPUTY CLERK



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S 31°01'20" E	90°00'00"

BOUNDARY LINE TABLE		
LINE	DIRECTION	DISTANCE
1-2	S 13°58'40"W	1,190.00
2-3	N 76°01'20"W	404.21
3-4	N 13°58'40"E	530.00
4-5	N 76°01'20"W	503.79
5-6	N 13°58'40"E	660.00
6-7	S 76°01'20"E	284.52
7-8	S 13°44'40"W	208.07
8-9	N 76°15'20"W	61.00
9-10	S 13°44'40"W	150.00
10-11	S 76°15'20"E	125.00
11-12	N 13°44'40"E	150.00
12-13	N 76°15'20"W	34.00
13-14	N 13°44'40"E	207.95
14-1	S 76°01'20"E	593.48

PLAT SHOWING
10' ROAD RIGHT-OF-WAY
DEDICATION ACROSS
Tract "A" (4.565 Acres)
Tract "B" (9.732 Acres)
Tract "C" (3.804 Acres)
M.B. 1, PG. 2591 & 2592
BEING THE
PROPERTY OF THE
CITY OF ROANOKE, VIRGINIA
CREATING
Tract "A-1" (4.500 Acres)
AND
Tract "B-1" (9.416 Acres)
AND
Tract "C-1" (3.710 Acres)
AND DEDICATING 20,713 S.F. 0.475 AC.
FOR PUBLIC RIGHT-OF-WAY PURPOSES
SITUATED AT ANDREWS ROAD, N.W.
& 19th STREET, N.W.
ROANOKE, VIRGINIA

DATE: March 21, 2005
COMM. NO.: 01-009
SCALE: 1" = 100'
SHEET 1 OF 2

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

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