

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4917.19558	4910.48252
2	4999.91989	5000.02541
3	4844.42022	5049.35281
4	4775.34058	5058.99986
5	4843.55996	4978.51087
1	4917.19558	4910.48252
AREA 14,091 S.F. 0.323 AC.		

LEGEND	
EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
R/W	RIGHT-OF-WAY
IP	IRON PIN
CONC.	CONCRETE
S.S.	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT

APPROVED:

R. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION
Paul C. Quinn
CITY ENGINEER, ROANOKE, VIRGINIA

9-19-05
DATE
9-19-05
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON September 20, 2005, AT 10:34 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

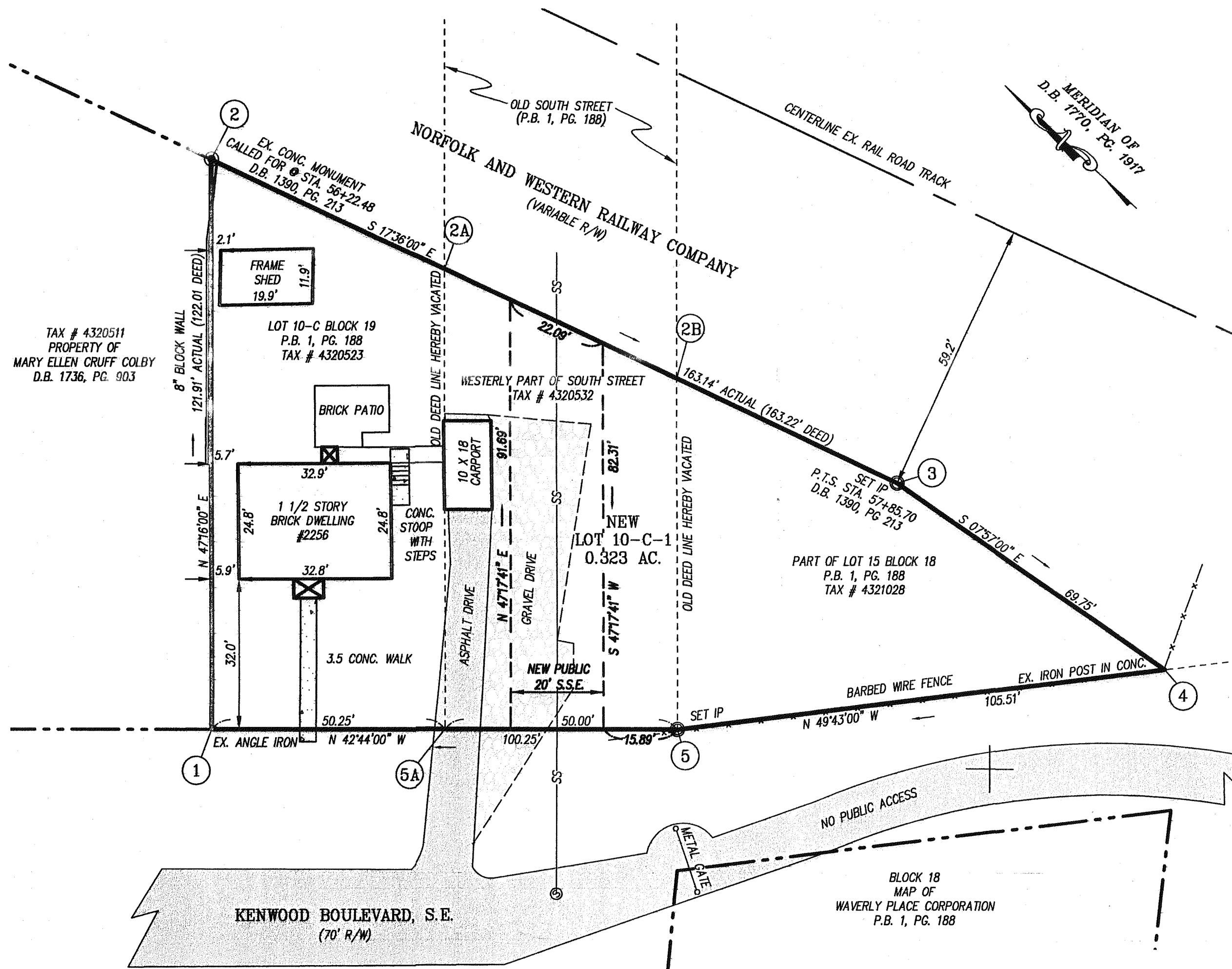
Janna B. B...
DEPUTY CLERK

PLAT SHOWING THE COMBINATION
PLAT OF SURVEY
FOR
JANE PATRICK SETTLES
COMBINING
LOT 10-C BLOCK 19 (0.127 AC.) AND
A PART OF LOT 15 BLOCK 18 (0.097 AC.)
PLAT BOOK 1 PAGE 188
AND

THE WESTERLY PART OF SOUTH STREET (0.099 AC.)
VACATED BY ORDINANCE # 13916 DATED NOV. 30, 1959
CREATING HEREON

LOT 10-C-1 (0.323 AC.)

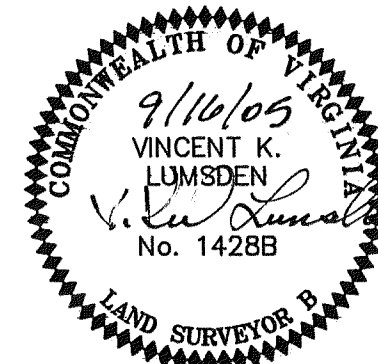
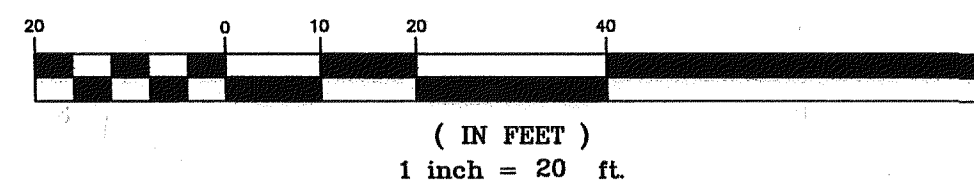
SITUATE AT 2256 KENWOOD BOULEVARD, S.W.
ROANOKE, VIRGINIA



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 ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. 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 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993, ZONE "X".
5. LEGAL REFERENCE: JANE PATRICK SETTLES, D.B. 1770, PG 1917, D.B. 1390, PG. 213 & D.B. 1086, PG. 288 TAX # 4320523, TAX # 4320532 AND TAX # 4321028
6. LINES BETWEEN CORNERS 2A TO 5A AND 2B TO 5 ARE HEREBY VACATED.
7. 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.
8. SEE N & W RY. CO PLAN N-24444 DATED NOV. 3, 1960 FOR RAILROAD R/W.

GRAPHIC SCALE



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JANE PATRICK SETTLES IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 8, 1986, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DB. 1770 PG. 1917.

THE SAID OWNER CERTIFY THAT SHE HAS COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HER 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.

THE SAID OWNER HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY THE SANITARY SEWER EASEMENT SHOWN FOR PUBLIC USE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 16 DAY OF SEPTEMBER, 2005.

OWNER:

BY: *Jane Patrick Settles*
JANE PATRICK SETTLES

STATE OF VIRGINIA
County of ROANOKE

I, VETTA W. BAYSE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JANE PATRICK SETTLES, OWNER, WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING DATED SEPTEMBER 16 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON SEPTEMBER 16, 2005.

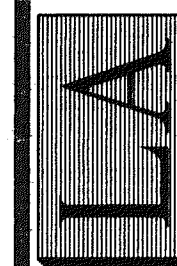
MY COMMISSION EXPIRES ON JANUARY 31, 2009

Vetta W. Bayse
NOTARY PUBLIC

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: September 16, 2005
COMM. NO.: 05-198
SCALE: 1" = 20'
SHEET 1 OF 1