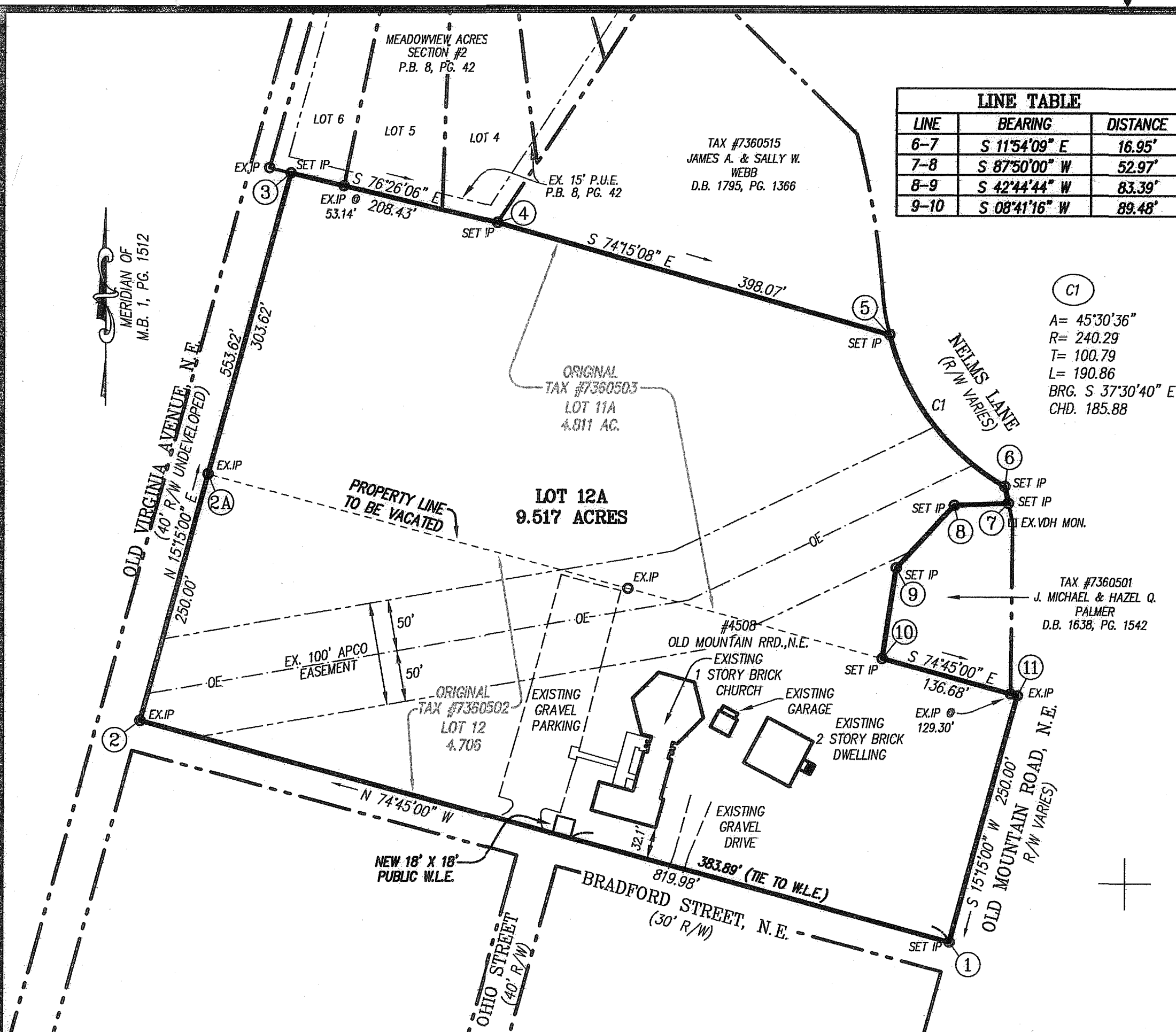


04354bas-layout1.plt



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.
- 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.
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL # 5116C0028 D, DATED OCTOBER 15, 1993. ZONE "X".
- THIS IS A COMBINATION OF TAX # 7360502, LOT 12, SECTION 5 ROCKYDALE HEIGHTS (P.B. 1, PG. 181) AND TAX # 7360503, LOT 11A, SECTION 5 ROCKYDALE HEIGHTS (M.B. 1, PAGE 1512).
- 4.811 ACRES OF LOT 11A TO BE ADDED TO AND COMBINED WITH 4.706 ACRES OF LOT 12 TO CREATE LOT 12A (9.517 ACRES).
- THE RECORDATION OF THIS 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.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED RM-1 PER THE CITY OF ROANOKE, PLANNING, BUILDING AND DEVELOPMENT DEPARTMENT.
- PROPERTY LINE FROM CORNER 5 TO 6 PER PLAN OF OLD MOUNTAIN ROAD, N.E. AND NELMS LANE, N.E. INTERSECTION IMPROVEMENTS PROJECT #J000-128-V21, PE-101, RW-201.

APPROVED:

Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Shirley D. Smith
CITY ENGINEER, ROANOKE, VIRGINIA

16-05-05
DATE
10/05/05
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON October 11, 2005, AT 10:11 O'CLOCK P.M.

TESTEE: BRENDA HAMILTON

Jamie Borne
DEPUTY CLERK

PLAT SHOWING
THE COMBINATION OF
LOT 11A (4.811 AC.) &
LOT 12 (4.706 AC.)
SECTION #5, ROCKYDALE HEIGHTS
(P.B. 1, PG. 181 & M.B. 1, PG. 1512)
DEED BOOK 1567, PAGE 1801 &
INSTRUMENT NUMBER 980011448
PROPERTY OF THE

TRUSTEES FOR COMMUNITY
ADVENT CHRISTIAN CHURCH
CREATING HEREON
LOT 12A (9.517 ACRES)

SITUATED ALONG OLD MOUNTAIN ROAD, N.E.,
OLD VIRGINIA AVE., N.E., BRADFORD ST., N.E. & NELMS LANE, N.E.
ROANOKE, VIRGINIA

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT TRUSTEES FOR COMMUNITY ADVENT CHRISTIAN CHURCH ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 11 INCLUSIVE TO 1, WHICH COMPRISES A PORTION OF LAND CONVEYED TO SAID OWNERS BY DEED DATED AUGUST 14, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN DEED BOOK 1567, PAGE 1801 AND BY DEED DATED JULY 28, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT # 980011448.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR 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 OWNERS HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY AND ITS ASSIGNS THE NEW 18' X 18' WATERLINE EASEMENT AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 5th DAY OF OCTOBER, 2005.

Steve Willis
STEVE WILLIS, TRUSTEE
Jim Aliff
JIM ALIFF, TRUSTEE
Mike Sheets
MIKE SHEETS, TRUSTEE
Steve King
STEVE KING, TRUSTEE

STATE OF VIRGINIA

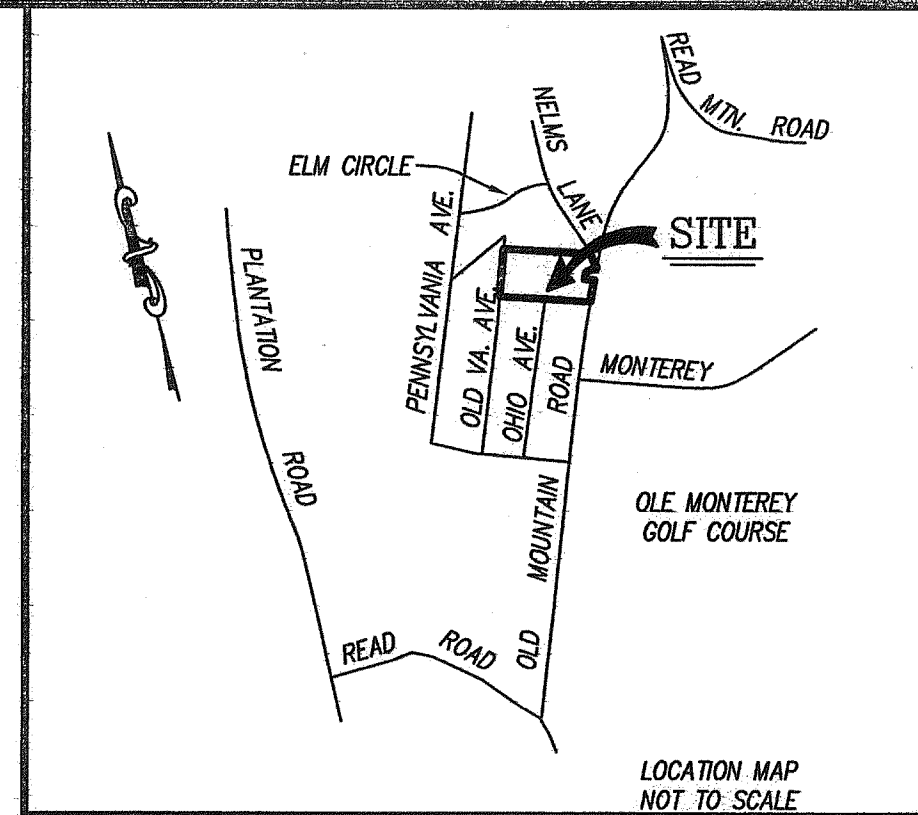
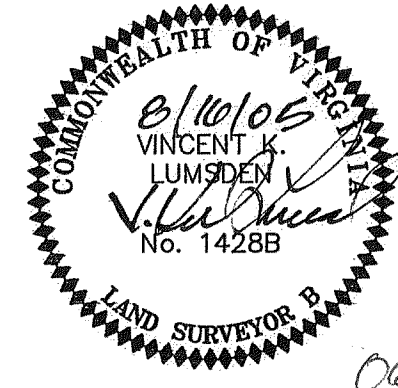
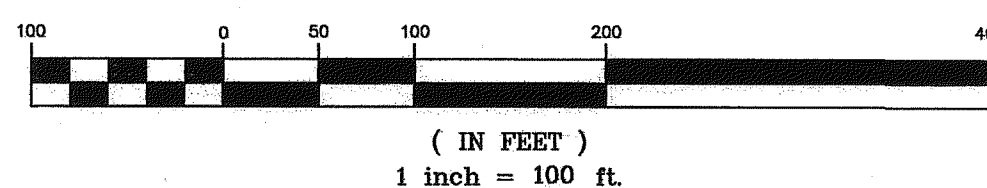
COUNTY OF ROANOKE

I, VETTA W. BAYSE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT STEVE WILLIS, JIM ALIFF, MIKE SHEETS AND STEVE KING, TRUSTEES WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 16, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 5, 2005.

MY COMMISSION EXPIRES JANUARY 31, 2009*Vetta W. Bayse*

LEGEND	
R/W	RIGHT OF WAY
EX.	EXISTING
IP	IRON PIN
MON.	MONUMENT
M.B.	MAP BOOK
D.B.	DEED BOOK
INST.	INSTRUMENT
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
OE	OVERHEAD ELECTRIC
W.L.E.	WATERLINE EASEMENT
VDH	VIRGINIA DEPARTMENT OF HIGHWAYS

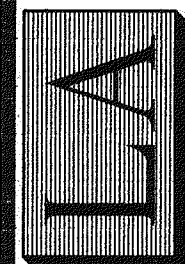
GRAPHIC SCALE



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



DATE: AUGUST 16, 2005
COMM. NO.: 04-354
SCALE: 1" = 100'

SHEET 1 OF 1