

05254rc-layout1.plt

TAX # 5380104
PROPERTY OF
SUMMIT AT ROANOKE APTS. LLC
INSTRUMENT # 020021513

MERIDIAN OF
D.B. 1772, PG. 690

SYMBOL LEGEND

TELEPHONE PEDESTAL
WATER METER
SEWER MANHOLE
FIRE HYDRANT
SEWER CLEAN OUT
LIGHT POLE

LEGEND

R/W RIGHT OF WAY
EX. EXISTING
D.B. DEED BOOK
PG. PAGE
S.F. SQUARE FEET
AC. ACRE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2929.29'	427.03'	213.89'	426.65'	N 41°18'30" W	82°1'09"
C2	2929.29'	141.93'	70.98'	141.91'	N 38°31'13" W	2°46'34"
C3	2929.29'	145.17'	72.60'	145.15'	N 41°19'41" W	2°50'22"
C4	2929.29'	139.93'	69.98'	139.92'	N 44°06'58" W	2°44'13"

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE BRANCH FAMILY L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 INCLUSIVE TO 1, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 30, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN D.B. 1772, PG. 690.

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 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 OWNERS HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY THE 20' SANITARY SEWER EASEMENT AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 6th DAY OF JANUARY, 2006.

THE BRANCH FAMILY L.L.C.

Thomas O. Branch
THOMAS O. BRANCH, ITS MANAGER

STATE OF VIRGINIA

City OF Roanoke

I, Kelly E. Jones, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT THOMAS O. BRANCH, ITS MANAGER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 1-6-06, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City And State AND STATE AND ACKNOWLEDGED THE SAME ON JANUARY 6, 2006.

MY COMMISSION EXPIRES MAY 31, 2007

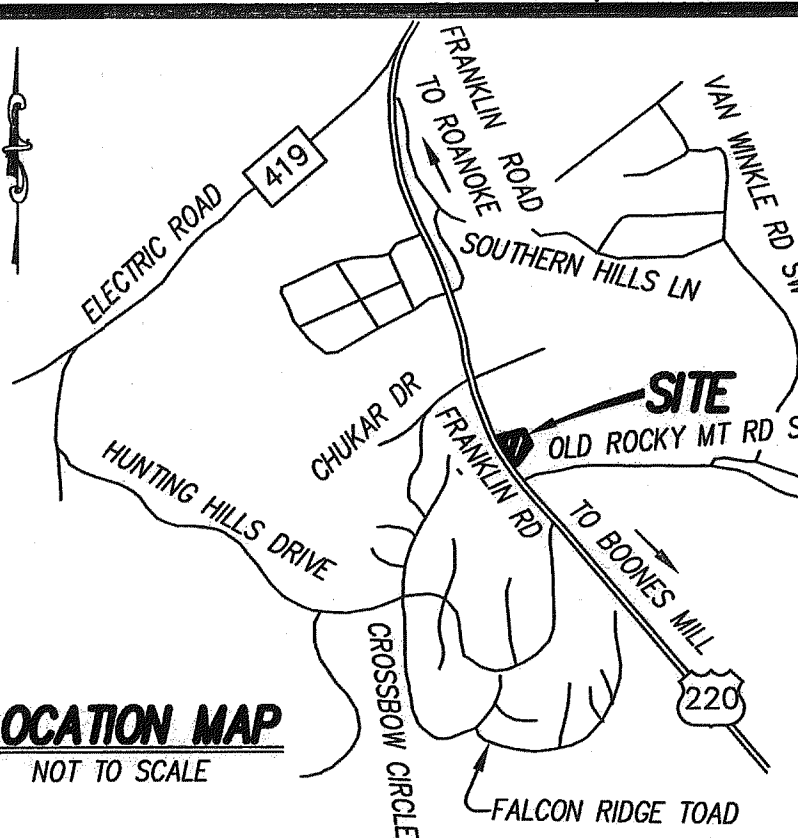
Kelly E. Jones
NOTARY PUBLIC

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	5343.75961	4704.17995
2	5556.87224	4913.71790
3	5323.99635	5140.75714
4	5023.27440	4985.81704
1	5343.75961	4704.17995
AREA: 113,553 S.F. 2.607 AC.		

TAX # 5380106
PROPERTY OF
ROCKYDALE QUARRIES CORP.
D.B. 901, PG. 605

LOCATION MAP

NOT TO SCALE



PARKING TABLE

TRACT	GROSS BUILDING AREA	NET BUILDING AREA	REQUIRED PARKING	PROVIDED PARKING
3A	2994	2396	8	10
3B	5400	4320	15	20
3C	3010	2408	8	14

PARKING AND INGRESS/EGRESS EASEMENT CHART

LINE	BEARING	DISTANCE
P1-P2	N 52°00'13" E	76.41'
P2-P3	N 38°40'20" W	96.69'
P3-P4	N 41°02'38" W	86.81'
P4-P5	S 48°38'42" W	18.12'
P5-P6	N 41°08'14" W	67.29'
P6-P7	N 48°58'09" E	57.55'
P7-P8	N 41°15'47" W	44.84'
P8-P9	S 48°41'06" W	117.83'
P9-P1	S 40°43'27" E	291.13' CH

APPROVED:
R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION

1-6-06
DATE

Phyllis C. Smith
CITY ENGINEER, ROANOKE, VIRGINIA

1-06-06
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 JANUARY 9, 2006, AT 2:45 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

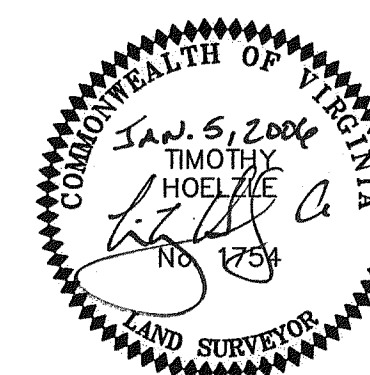
Brenda S. Hamilton
DEPUTY CLERK

PLAT OF
SUBDIVISION OF
TRACT 3 (2.607 AC.)
(D.B. 1772, PG. 690, M.B. 1, PG. 544)

PROPERTY OF
THE BRANCH FAMILY L.L.C.
CREATING

TRACT 3-A (1.050 AC.),
TRACT 3-B (1.056 AC.) &
TRACT 3-C (0.501 AC.)

SITUATED AT 5452 FRANKLIN ROAD S.W.
ROANOKE, VIRGINIA



GRAPHIC SCALE

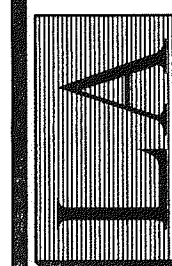


(IN FEET)
1 inch = 40 ft.

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.
- 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL # 510130 0062, MAP # 51161C0062 D, DATED OCTOBER 15, 1993, ZONE "X".
- THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
- LEGAL REFERENCE: TAX # 5380105, D.B. 1772, PG. 690, M.B. 1, PG. 544
- LINE BETWEEN CORNERS A-B & 3-C ARE NEW DIVISION LINES.
- THERE SHALL EXIST FOR USE OF TRACTS 3-A, 3-B AND 3-C RECIPROCAL PARKING AGREEMENT AND A VARIABLE WIDTH INGRESS/EGRESS EASEMENT THRU PARKING LOT AS SHOWN HEREON FOR UNRESTRICTED TRAVEL FROM TRACT TO TRACT (SEE CHART).
- 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.

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



DATE: September 29, 2005
COMM. NO.: 05-254
SCALE: 1" = 40'
SHEET 1 OF 1

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