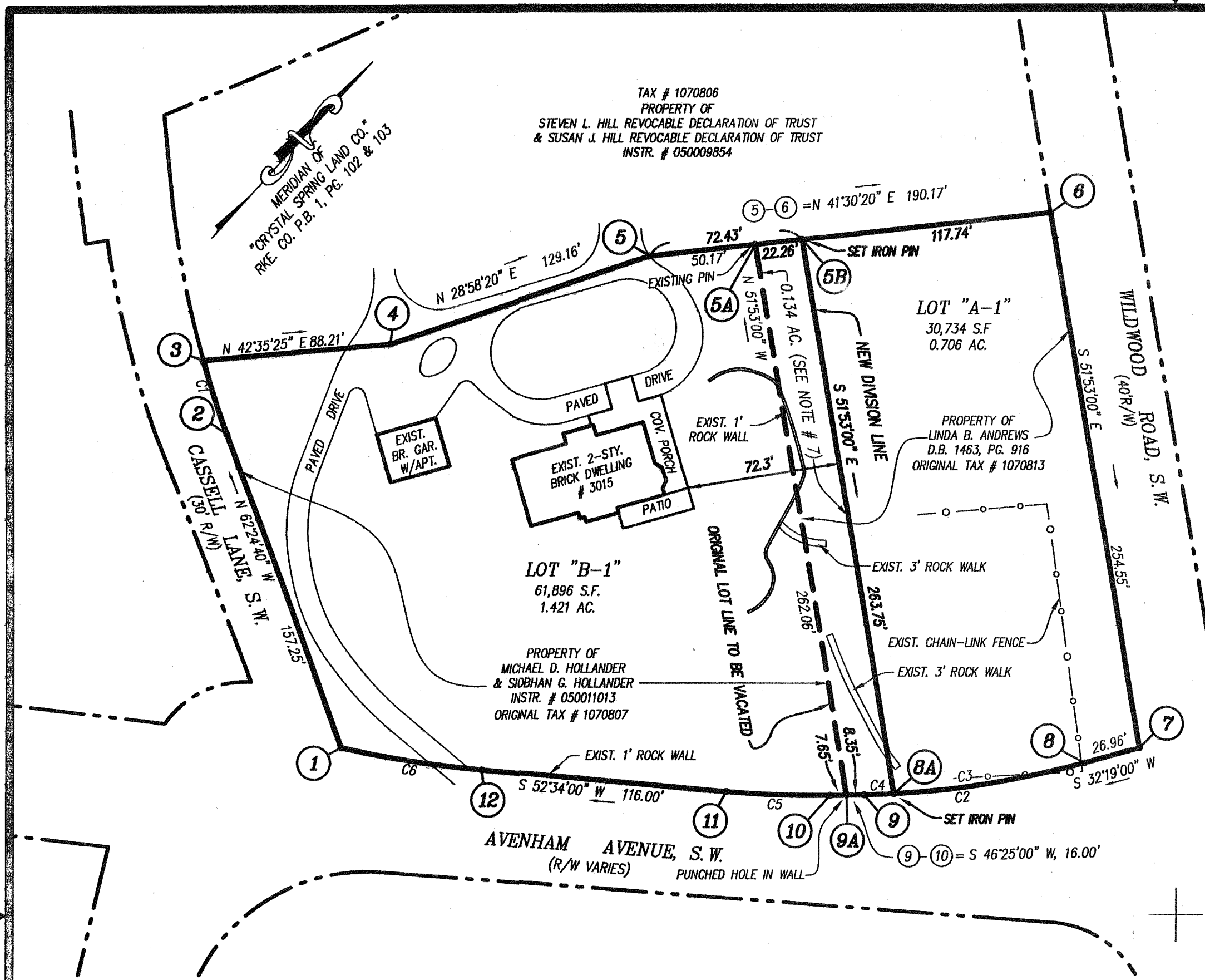


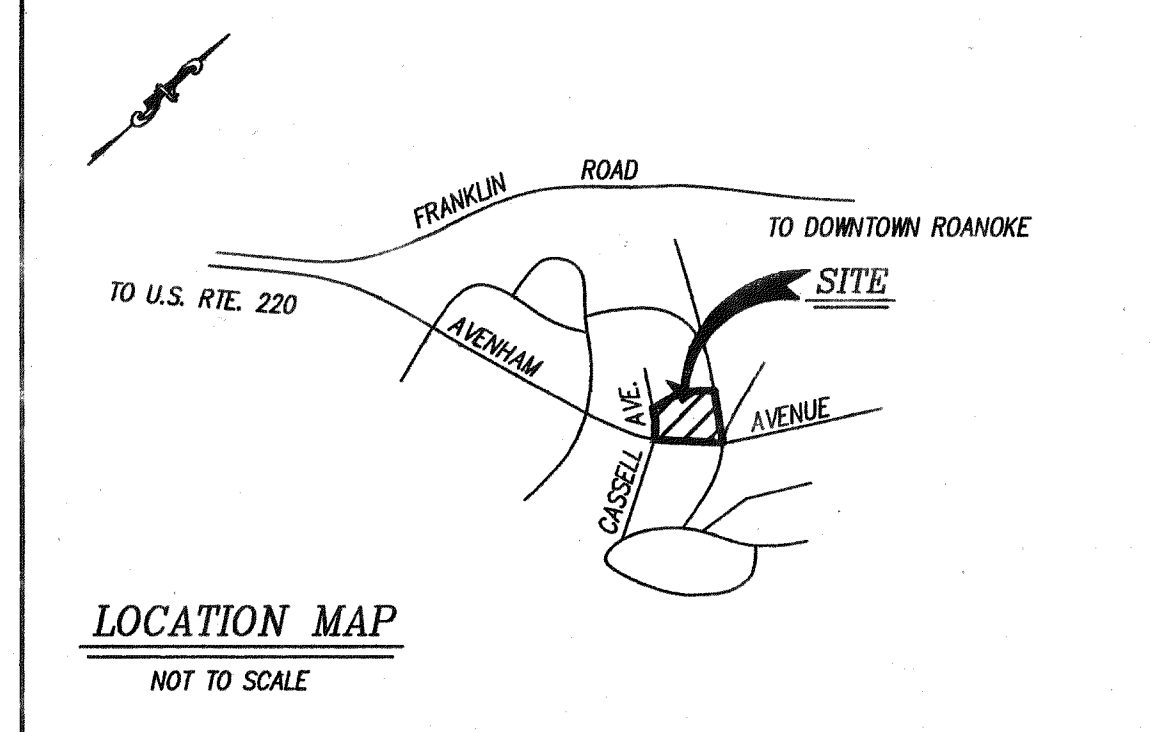
05251rp01-layout1.plt

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BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	5072.82628	4860.63036
3	5090.94122	4828.96679
4	5155.88247	4888.66300
5	5268.67870	4951.22624
6	5411.29209	5077.24759
7	5254.16984	5277.51303
8	5231.38202	5263.09789
9	5150.44141	5196.69135
10	5139.41087	5185.10139
11	5107.63283	5147.90504
12	5037.12363	5055.79395
1	5000.00000	5000.00000
TOTAL AREA = 2.127 AC. (92,630 S.F.)		

ABBREVIATIONS	
M.B.	MAP BOOK
P.G.	PAGE
S.F.	SQUARE FEET
AC.	ACRES
R/W	RIGHT-OF-WAY



- 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 PROPERTY NOT SHOWN HEREON.
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. 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 DOES NOT LIE 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 MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0044 D, MAP NUMBER 51161C0044 D, DATED OCTOBER 15, 1993. (ZONE X)
 - THIS PLAT IS A COMBINATION AND RESUBDIVISION OF ORIGINAL ROANOKE CITY TAX # 1070807 (LOT "B") AND TAX # 1070806 (LOT "A").
 - 0.134 AC. PORTION OF ORIGINAL LOT "A" BOUNDED BY CORNERS 5A TO 5B TO 8A TO 9 TO 9A TO 5A TO BE CONVEYED TO MICHAEL D. HOLLANDER AND SIOBHAN G. HOLLANDER AND TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT "B" CREATING HEREON LOT "B-1" (1.421 AC.).
 - LEGAL REFERENCES:
TAX # 1070807 - INSTRUMENT # 050011013 AND INSTRUMENT # 050011014 (DEED OF TRUST)
TAX # 1070813 - DEED BOOK 1463, PAGE 916
 - 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.

KNOW ALL MEN BY THESE PRESENTS; TO WIT:

THAT MICHAEL D. HOLLANDER & SIOBHAN G. HOLLANDER ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED AND RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 5A TO 10 THRU 12 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED, DATED JULY 12, 2005, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT # 050011013.

THAT LINDA B. ANDREWS IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 5A TO 6 THRU 9 TO 9A TO 5A, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, DATED FEBRUARY 23, 1981, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1463, PG. 916.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA (1950), AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 17th DAY OF JANUARY, 2006

OWNER:
BY: Michael D. Hollander
MICHAEL D. HOLLANDER, OWNER
BY: Siobhan G. Hollander
SIOBHAN G. HOLLANDER, OWNER

OWNER:
BY: Linda B. Andrews
LINDA B. ANDREWS, OWNER

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 MICHAEL D. HOLLANDER AND SIOBHAN G. HOLLANDER, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON January 13, 2006
MY COMMISSION EXPIRES January 31, 2009
Vetta W. Bayse
NOTARY PUBLIC

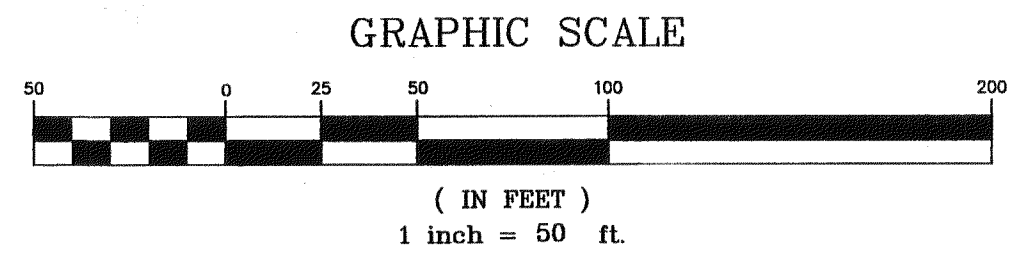
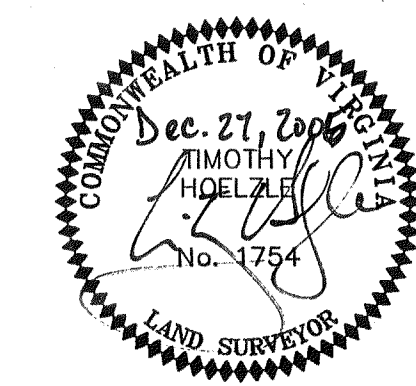
STATE OF VIRGINIA
County of Roanoke
I, Vetta W. Bayse A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT LINDA B. ANDREWS, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JANUARY 17, 2006
MY COMMISSION EXPIRES JANUARY 31, 2009
Vetta W. Bayse
NOTARY PUBLIC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	478.34'	36.49'	18.25'	36.48'	N 60°13'33" W	422°14"
C2	426.51'	104.96'	52.75'	104.70'	S 39°22'00" W	140°06'00"
C3	426.51'	90.88'	45.61'	90.70'	S 38°25'14" W	121°22'29"
C4	426.51'	14.08'	7.04'	14.08'	S 45°28'14" W	153°31"
C5	456.00'	48.95'	24.50'	48.92'	S 49°29'30" W	60°09'00"
C6	506.30'	67.06'	33.58'	67.02'	S 56°21'41" W	73°52'22"

APPROVED:
Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Timothy Hoelzle
CITY ENGINEER, ROANOKE, VIRGINIA
DATE 1-18-06
DATE 1-18-06

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON January 20, 2006 AT 10:42 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON
Brenda S. Hamilton
DEPUTY CLERK



PLAT OF SURVEY SHOWING THE RESUBDIVISION OF
LOTS "A" (1.30 AC.) & "B" (0.83 AC.)
(M.B. 1, PG. 1898-1899)
CREATING HEREON
LOT "A-1" (0.706 AC.)
PROPERTY OF
LINDA B. ANDREWS
AND
LOT "B-1" (1.421 AC.)
PROPERTY OF
MICHAEL D. HOLLANDER
& SIOBHAN G. HOLLANDER
SITUATED AT THE INTERSECTIONS OF
CASSELL AVENUE, AVENHAM AVENUE
AND WILDWOOD ROAD, S.W.
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: December 27, 2005
COMM. NO.: 05-251
SCALE: 1" = 50'

SHEET 1 OF 1