

KNOW ALL MEN BY THESE PRESENT, TO WIT:  
THAT BLUE RIDGE VILLAGE, L.P. IS THE FEE SIMPLE OWNER OF THE  
PROPERTY SHOWN ON THE PLAT BOUNDED BY CORNERS 1 TO 9 TO  
1, AND THAT IS THE SAME LAND CONVEYED TO BLUE RIDGE VILLAGE,  
L.P. BY DEED RECORDED IN INSTRUMENT #020023132  
IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE  
CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED OR COMBINED  
THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND  
CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE  
OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND  
FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF  
ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND  
SEALS OF THIS 23rd DAY OF December, 2005.

Thomas J. McMullen, Jr.  
THOMAS J. McMULLEN, JR.  
PRES., BLUE RIDGE VILLAGE INC.

STATE OF ~~VIRGINIA~~ FLORIDA  
County OF HILLSBOROUGH

I, Cynthia L. Rentz A NOTARY PUBLIC IN AND  
FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT  
Thomas J. McMullen, Jr., President, Blue Ridge Village, Inc., Gen. Partner of Blue  
Ridge Village, L.P., OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED Dec. 23, 2005 DID PERSONALLY APPEAR BEFORE ME  
IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME  
ON Dec. 23, 2005.

MY COMMISSION EXPIRES May 15, 2008  
Cynthia L. Rentz  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT  
OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS  
PRESENTED ON THIS 2 DAY OF Feb, 2006  
AND WITH THE CERTIFICATES OF DEDICATION AND  
ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED  
TO RECORD AT 2:15 O'CLOCK P.M.

TESTEE: Brenda S. Hamilton  
BRENDA S. HAMILTON, CITY CLERK

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 20'X20' PUBLIC WATERLINE EASEMENT ALONG 29TH STREET, N.W.  
IS HEREBY GRANTED TO THE VIRGINIA WATER AUTHORITY

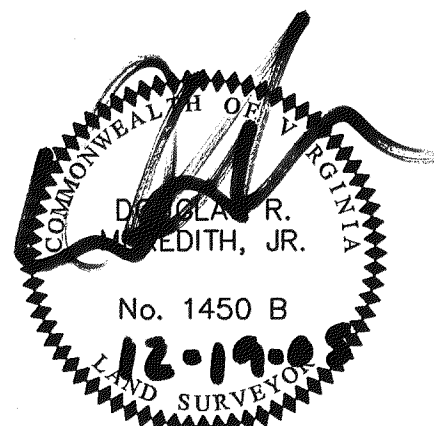
#### NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE SEARCH AND  
THEREFORE MAY NOT SHOW ALL  
ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT  
FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN  
ACTUAL AND CURRENT FIELD SURVEY.
4. ANY PHYSICAL IMPROVEMENTS NOT  
DIMENSIONED, SHALL NOT BE SCALED.
5. FEMA FLOOD ZONE: 'X' MAP #51161C0042 D  
OCTOBER 15,1993
6. LEGAL REFERENCE: MB 1, PG 1363  
INSTRUMENT: #020023132

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.

**LMW P.C.**  
ENGINEERING ARCHITECTURE SURVEYING  
P (540) 345-0675 102 ALBEMARLE AVE., S.E.  
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013

APPROVED: F. Brian Townsend 1-27-06  
AGENT CITY OF ROANOKE PLANNING COMMISSION DATE  
Theresa Curran 1-27-06  
CITY OF ROANOKE - CITY ENGINEER DATE



LMW  
I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF

DATE: 12-19-05  
SURVEYED PROPERTY LINE  
DEED LINE  
● SET REBAR  
○ EXISTING IRON FOUND

0 100  
( IN FEET )  
1 inch = 100 ft.

PROPERTY OF THE CITY  
OF ROANOKE  
"FOREST PARK  
ELEMENTARY SCHOOL"  
TAX MAP #2420201  
DB 0815 PG 0084

SEE EASEMENT DETAIL

PUBLIC WATERLINE EASEMENT HEREBY  
GRANTED TO VIRGINIA WATER AUTHORITY

PROPERTY OF VILLAGE IN  
ROANOKE  
INSTRUMENT #000015031

TAX MAP #2420207  
LOT 3-A1  
8.234 ACRES  
ZONE: RM-2

TAX MAP #2420210  
LOT 2-A  
2.713 ACRES

PRIVATE SANITARY  
SEWER EASEMENT

LOT 3-A  
4.19 ACRES

N10°15'21"E  
255.00'

EXISTING LOT LINE TO BE  
VACATED

70' SETBACK PER  
ORDINANCE #11447,  
DATED 5-26-52

TAX MAP #2420209  
LOT 1-A  
1.476 ACRES

176.88'

N10°15'21"E 226.63'

29th STREET, N.W. (PUBLIC 50' R/W)

FOREST PARK BLVD N.W. (PUBLIC 50' R/W)

S03°28'59"W  
256.95'

15' PUBLIC UTILITY EASEMENT

15' PUBLIC  
UTILITY EASEMENT  
M.B. 1 PG. 1865

VARIABLE WIDTH PRIVATE  
STORMWATER MANAGEMENT  
ESMT.

478.15'  
(TOTAL 733.15')

276.65'

226.63'

226.63'

226.63'

226.63'

226.63'

226.63'

226.63'

226.63'

226.63'

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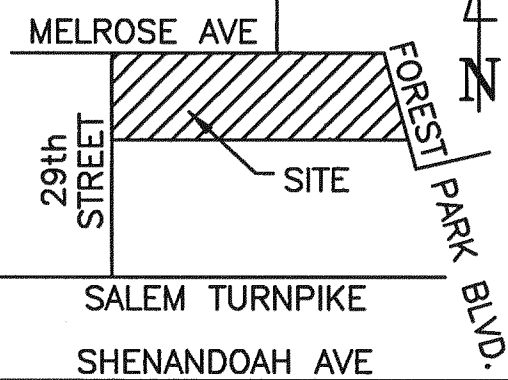
226.63'

226.63'

226.63'

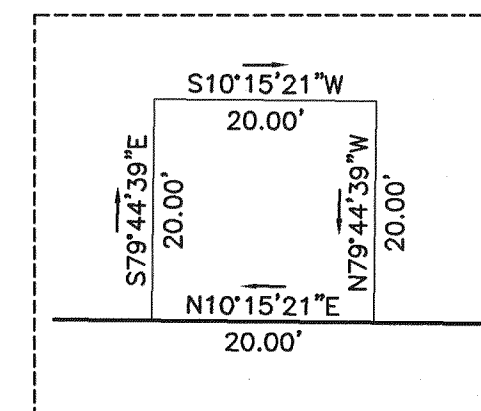
226.63'

226.63'



VICINITY MAP  
NO SCALE

POINT	NORTHING	EASTING
①	5768.42	10184.90
②	5991.43	10225.25
③	6010.82	10257.37
④	5942.71	10473.52
⑤	5868.59	10708.77
⑥	5830.85	10878.16
⑦	5804.55	10899.78
⑧	5548.08	10884.17
⑨	5691.78	10428.11
⑩	5768.42	10184.90



EASEMENT DETAIL  
NO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHRD DIR
C1	42.43	25.00	28.37	97°14'0"	37.52	N58°52'21"E
C2	173.75	1009.70	87.09	9°51'34"	173.54	S77°26'26"E
C3	37.46	25.00	23.25	85°51'7"	34.05	S39°26'40"E

PLAT OF SURVEY  
SHOWING  
THE COMBINATION OF  
LOT 1-A  
( 1.476 ACRES ) AND  
LOT 2-A ( 2.713 ACRES )  
CREATING HEREON LOT 3-A  
( 4.189 ACRES )  
SITUATED ON MELROSE AVENUE, N.W.  
AND 29TH STREET, N.W.  
FOR  
BLUE RIDGE VILLAGE, LP  
LOCATED IN THE  
CITY OF ROANOKE, VIRGINIA

COMM. 1389L SURVEYED: FEB. 2003