

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 11 TO 1 INCLUSIVE, WHICH IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED 13 FEBRUARY 1934, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, AS DB 221 PG 370.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE 0.151 ACRES WHICH LIES BETWEEN EXISTING BRAMBLETON AVENUE AND LOTS 5 THRU 8 FOR STREET PURPOSES.

THAT THE CITY OF ROANOKE BY CONTRACT DATED NOVEMBER 3, 2006, HAS CONTRACTED TO SELL THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 11 TO 1 INCLUSIVE, TO MADISON FIELD, INC. CONTEMPORANEOUSLY WITH THE RECORDATION OF THIS SUBDIVISION PLAT, THE DEED OF CONVEYANCE FROM THE CITY OF ROANOKE, VIRGINIA, AS GRANTOR, AND MADISON FIELD, INC., AS GRANTEE, WILL BE RECORDED. THE CONTRACT OF SALE WILL BE ATTACHED TO THE DEED AS EXHIBIT 1.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR, AND REPLACE A WATER AND/OR SEWER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

MADISON FIELD, INC. EXECUTES THIS PLAT TO EVIDENCE ITS CONSENT TO THE SUBDIVISION AND DEDICATIONS HEREIN CREATED.

FOR THE CITY OF ROANOKE:

Shirley Burham
CITY MANAGER, CITY OF ROANOKE

3/14/07
DATE

FOR MADISON FIELD, INC.

C. Alan Henry
C. ALAN HENRY, PRESIDENT

3/14/07
DATE

NOTARY'S STATEMENT:

STATE OF: Virginia
CITY/COUNTY OF: Roanoke

TO WIT:

I, Cecilia A. Sheerman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT Darlene L. Burham, City Manager, on behalf of the City of Roanoke

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE OF 3/12/07, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND ON THIS 14th DAY OF March, 2007

Cecilia A. Sheerman
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 28, 2010

NOTARY'S STATEMENT:

STATE OF: Virginia
CITY/COUNTY OF: Roanoke

TO WIT:

I, Diana B. Sheppard, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT C. Alan Henry, President of Madison Field, Inc., on behalf of Madison Field, Inc.

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE OF 3/12/2007, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND ON THIS 14th DAY OF March, 2007

Diana B. Sheppard
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec 31, 2008

APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR RECORDATION.

H. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION

3-14-07
DATE

Philip C. Schir
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

3-14-07
DATE

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED, ADMITTED TO RECORD AT 2:29 O'CLOCK P.M. ON THIS 15 DAY OF March 2007.

TESTE:

BRENDA S. HAMILTON
CLERK

Brenda S. Hamilton
DEPUTY CLERK

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

Patrick D. Leary
PATRICK D. LEARY, L.S. #2671

3-13-07
DATE

LEGEND:

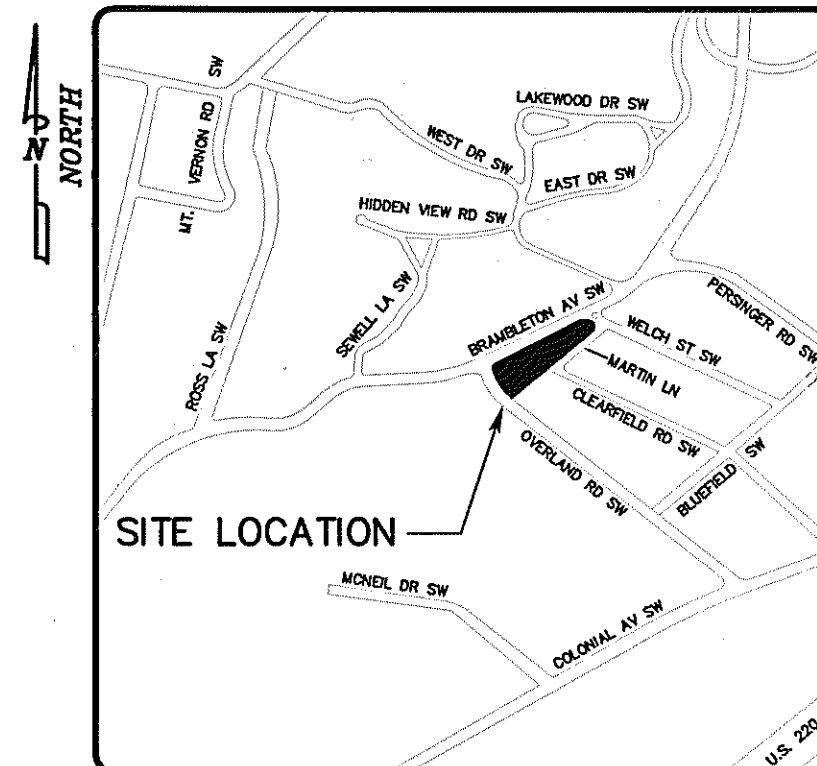
	PROPERTY LINE
	SPECIFIC DISTANCE
	ADJOINING PROPERTY LINE (NOT SURVEYED)
	PROPOSED MINIMUM BUILDING LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED EASEMENT BASELINE/CENTERLINE
	POINT
	IRON ROD FOUND
	IRON ROD SET

AREA SUMMARY:

LOT 1	=0.181 AC.
LOT 2	=0.170 AC.
LOT 3	=0.170 AC.
LOT 4	=0.189 AC.
LOT 5	=0.174 AC.
LOT 6	=0.209 AC.
LOT 7	=0.236 AC.
LOT 8	=0.371 AC.
ROW	=0.151 AC.
TOTAL AREA	=1.851 ACRES

NOTES:

- OWNER: THE CITY OF ROANOKE
ADDRESS: CITY OF ROANOKE
NOEL C. TAYLOR MUNICIPAL BUILDING
215 CHURCH AVENUE, ROOM 364
ROANOKE, VA 24011
- LEGAL REFERENCE: DB 221, PG 370; PLAN No. 4540 & PLAN No. 6399-E(City of Roanoke Engineering office).
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF (1.851 ACRES) ROANOKE CITY TAX PARCEL 1360301.
- BOUNDARY SURVEY PERFORMED BY GAY AND NEEL, INC. ON NOVEMBER 14, 2006.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED CITY OF ROANOKE, R-7, RESIDENTIAL SINGLE FAMILY DEVELOPMENT.
- MINIMUM LOT FRONTAGE = 60.'
- AREA TABULATION IS AS FOLLOWS:
TOTAL AREA=1.851 ACRES
TOTAL AREA OF NEW ROW=0.151 ACRES
TOTAL AREA OF NEW LOTS=1.700 ACRES
MINIMUM LOT AREA REQUIRED: 0.161 ACRES (7000 S.F.)
TOTAL NUMBER OF LOTS=8
MINIMUM LOT AREA SHOWN=0.170 ACRE
MAXIMUM LOT AREA SHOWN=0.371 ACRES
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
- THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
- ALL LOTS SHALL BE SERVED BY BOTH PUBLIC WATER AND SANITARY SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE TERM "HEREBY DEDICATED" DENOTES ITEM(S) DEDICATED TO THE CITY OF ROANOKE BY RECORDATION OF THIS PLAT.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC., "MISS UTILITY" MARKINGS FROM DESIGNER TICKET # B631300865-00B AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTENCE OF, OR LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 51161C0044 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- A DRAINAGE, ACCESS AND MAINTENANCE EASEMENT IS HEREBY DEDICATED, TO THE HOMEOWNERS ASSOCIATION OF "MADISON FIELD SUBDIVISION", ACROSS ALL OF LOT 1.
- THE PUBLIC ACCESS EASEMENT, INCLUDING THE SIDEWALK, FRONTING MARTIN LANE AND ALL THE UNIT PAVERS INSTALLED ADJACENT TO THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A PUBLIC ACCESS EASEMENT IS FURTHER DESCRIBED ON SHEET 2 OF 2.



VICINITY MAP:
NOT TO SCALE

BOUNDARY COORDINATES:

A PORTION OF (1.851 ACRES) TAX PARCEL 1360301

CORNER	NORTHING	EASTING
1	3618114.9888	11054312.9881
2	3618118.3914	11054308.6508
3	3618211.8979	11054232.3588
4	3618252.5433	11054212.0615
5	3618269.6035	11054220.5425
6	3618306.6129	11054238.9405
7	3618416.3363	11054460.6862
8	3618418.8863	11054667.9350
9	3618519.3249	11054685.6714
10	3618505.6642	11054731.9590
11	3618463.6637	11054737.3164
1	3618114.9888	11054312.9881

6A 3618393.4422 11054470.8168
COORDINATES LISTED ARE BASED ON GEODETIC CONTROL SURVEY PERFORMED BY GAY AND NEEL, INC., DURING THE MONTH OF NOVEMBER, 2006.

ABBREVIATIONS:

AC.=ACRE(S)	MIN.=MINIMUM
AVE.=AVENUE	#/NO.=NUMBER
@=AT	PG./PGS.=PAGE/PAGES
BLVD.=BOULEVARD	RD.=ROAD
CIR.=CIRCLE	RTE.=ROUTE
D.B.=DEED BOOK	R/W=RIGHT-OF-WAY
(DIST.)=DISTURBED	ST.=STREET
DR.=DRIVE	S.W.=SOUTHWEST
ESMT.=EASEMENT	S.W.M.A.=STORM WATER
EX.=EXISTING	MANAGEMENT AREA
FND.=FOUND	S.W.M.E.=STORM WATER
INC.=INCORPORATED	MANAGEMENT EASEMENT
INST.=INSTRUMENT	(T)=TOTAL
MAX.=MAXIMUM	W/=WITH
M.B.=MAP BOOK	W.V.W.A.=WESTERN VIRGINIA
MBL=MINIMUM BUILDING LINE	WATER AUTHORITY

Plat of Survey

Subdividing a Portion of Tax Map 1360301

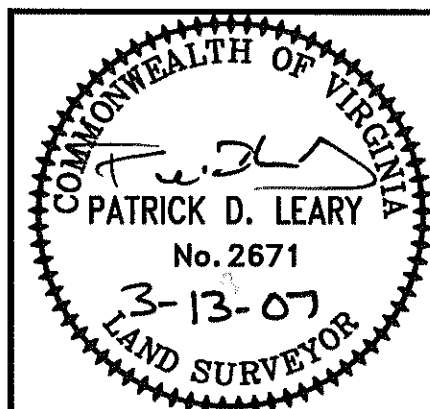
Hereby Creating

Madison Field Subdivision,

Lot 1 through Lot 8

Situated on Brambleton Avenue, S.W.

City of Roanoke, Virginia



CALC'D.:
CHECKED: PDL
DRAWN: PLJ
SCALE: 1" = 30'
DATE: 11/30/06
REVISED: 03/12/07

JOB NO. 1647.1

SHEET 1 OF 2

M.B. PG. 3126

SHEET INDEX:

SHEET 1 OF 2: SIGNATURES, NOTES, ABBREVIATIONS, ETC.

SHEET 2 OF 2: SUBDIVISION OF LOTS 1 THROUGH 8



GAY AND NEEL, INC.

CIVIL ENGINEERING
LAND PLANNING
SURVEYING
328 Mountain Avenue S.W.
Roanoke, Virginia 24016

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Email: info@gayandneel.com