

06151base-layout1.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT TRUSTEES OF NEW COVENANT CHRISTIAN CHURCH ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 6, 1962 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN DEED BOOK 691, PAGE 429.

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 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 12<sup>th</sup> DAY OF April, 2007.

Lee S. Anthony  
LEE S. ANTHONY, TRUSTEE

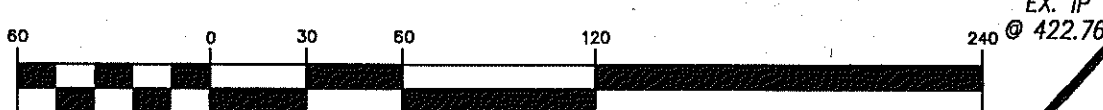
George Craft  
GEORGE CRAFT, TRUSTEE

Dorothy C. Mynes  
DOROTHY C. MYNES, TRUSTEE

Bess J. Rhodes  
BESS J. RHODES, TRUSTEE

Emily G. Sutphin  
EMILY G. SUTPHIN, TRUSTEE

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

TAX #6410107  
BARBARA T. BRAMMER  
PARCEL B  
D.B. 1718, PG. 1076  
M.B. 1, PG. 2227

TAX #6410108  
BARBARA T. BRAMMER  
PARCEL A  
D.B. 1718, PG. 1076  
M.B. 1, PG. 2227

STATE OF VIRGINIA

James B. Sheppard of Roanoke

I, James B. Sheppard A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT LEE S. ANTHONY, GEORGE CRAFT, DOROTHY C. MYNES, BESS J. RHODES AND EMILY G. SUTPHIN TRUSTEES WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STUDIO 2107 AND STATE AND ACKNOWLEDGED THE SAME ON April 12 2007.

MY COMMISSION EXPIRES December 31, 2007

James B. Sheppard  
NOTARY PUBLIC

VARIABLE WIDTH INGRESS/EGRESS EASEMENT		
LINE	BEARING	DISTANCE
A-E1	N 18°37'57" E	70.74'
E1-E2	S 17°07'14" E	53.35'
E2-E3	S 66°28'51" E	25.00'
E3-7	S 11°42'06" W	30.65'

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.
- THE SUBJECT 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 0023 F, MAP #51161C0023 F, DATED FEBRUARY 4, 2005. ZONE "X".
- THIS IS A RESUBDIVISION OF TAX #6410110.
- 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 SVD DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED (NPUD) PER THE CITY OF ROANOKE, PLANNING, BUILDING AND DEVELOPMENT DEPARTMENT.
- NEW DIVISION LINES FROM CORNERS A THRU F INCLUSIVE.
- BY COURT ORDER #CL07-323 DATED FEBRUARY 22, 2007 THE COURT APPROVED A NAMED CHANGE FROM MELROSE CHRISTIAN CHURCH TO NEW COVENANT CHRISTIAN CHURCH AND THE TRUSTEES WERE APPROVED BY THE COURT.

LOT 2  
4.901 AC.

NEW DIVISION LINES  
FROM CORNERS  
A THRU F

LOT 1  
0.911 AC.

TAX #6410111  
GREENWOOD GROUP, INC.  
INSTRUMENT #000013382

APPROVED:

R. Brian Townsend  
AGENT, ROANOKE CITY PLANNING COMMISSION

James B. Sheppard  
CITY ENGINEER, ROANOKE, VIRGINIA

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 April 20 2007, AT 2:53 O'CLOCK P.M.

TESTEE: BRENDA HAMILTON

Melinda M Thomas  
DEPUTY CLERK

PLAT OF SURVEY SUBDIVIDING  
5.812 ACRES

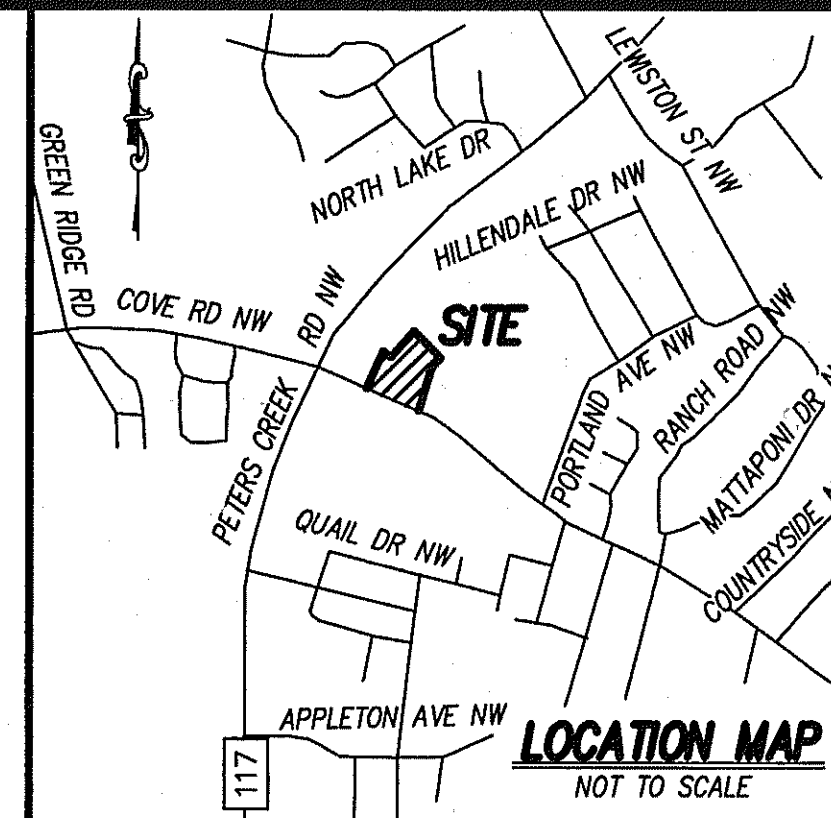
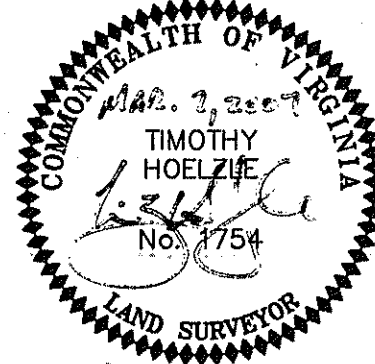
TAX #6410110  
PROPERTY OF

TRUSTEES OF NEW COVENANT  
CHRISTIAN CHURCH

D.B. 691, PG. 429  
CREATING HEREON

LOT "1" (0.911 AC.)  
& LOT "2" (4.901 AC.)

SITUATED ALONG COVE ROAD, N.W.  
ROANOKE, VIRGINIA



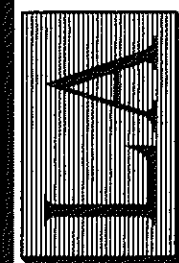
LEGEND

P.B. PLAT BOOK  
M.B. MAP BOOK  
D.B. DEED BOOK  
PG. PAGE  
S.F. SQUARE FEET  
AC. ACRE  
IP IRON PIN  
EX. EXISTING  
R/W RIGHT OF WAY  
OU OVERHEAD UTILITIES  
UTILITY POLE  
GUY WIRE  
LIGHT POLE  
SANITARY SEWER CLEANOUT

BOUNDARY COORDINATES  
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	5554.76510	671.38636
2	5757.39213	732.24813
3	5751.12864	743.79924
4	6063.31028	1029.54393
5	5862.11286	1313.39758
6	5771.24805	1234.68070
7	5347.78489	1146.97281
1	5554.76510	671.38636
TOTAL AREA = 5.812 AC. (253,164 S.F.)		

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



DATE: March 7, 2007  
COMM. NO.: 06-151  
SCALE: 1" = 60'  
SHEET 1 OF 1

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

M.B. 1, PG. 3156