# LEGEND: IRON ROD FOUND IRON ROD SET

UTILITY POLE & GUY ANCHOR

## **ABBREVIATIONS:**

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

(A.K.A. "THE E. B. FISHBURN LANDS") Hereby Dedicating Right of Way For Overland Road

The Remaining Lands of Tax Map 1360301

Creating a 1.2223 Acre Lot

Situated on Brambleton Avenue, S.W. City of Roanoke, Virginia

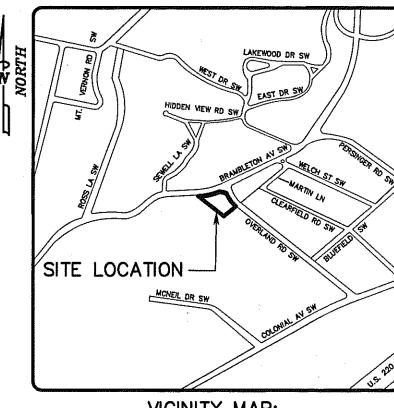
#### NOTES:

1. OWNER: THE CITY OF ROANOKE

ADDRESS: CITY OF ROANOKE NOEL C. TAYLOR MUNICIPAL BUILDING 215 CHURCH AVENUE, ROOM 364 ROANOKE, VA 24011

LEGAL REFERENCE: Inst. No. 070004032; MB 1 Pg 3126; DB 221 Pg 370; PLAN No. 4540 & PLAN No. 6399-E (City of Roanoke Engineering office).

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES, INCLUDING EASEMENTS THAT MAY AFFECT THE
- 3. 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. 51161C 0044 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.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTÊNCE OF, OR LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES.
- NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE DISCOVERED ON THE SUBJECT PROPERTY.
- BOUNDARY SURVEY PERFORMED BY GAY AND NEEL, INC. ON MAY 16, 2007.



**VICINITY MAP:** NOT TO SCALE

#### **BOUNDARY COORDINATES:** 1.5697 ACRES (TAX PARCEL 1360301)

1	N	3618076.0336	Ε	11054265.5807
2	N	3617968.5497	E	11054134.7755
3	N	3618182.7960	ш	11053859.8141
4	N	3618192.1789	ы	11053938.9257
5	N	3618235.3332	E	11054092.7682
6	N	3618306.6111	Ш	11054238.9424
7	Ν	3618252.5406	E	11054212.0629
8	N	3618211.8973	E	11054232.3585
9	N	3618118.3908	ш	11054308.6512
10	Ν	3618114.9894	E	11054312.9885
11	N	3618217.6672	ш	11054162.4132
12	N	3618185.0928	Ε	11054178.6797

COORDINATES LISTED ARE BASED ON GEODETIC CONTROL SURVEY PERFORMED BY GAY AND NEEL, IC., DURING THE MONTH OF NOVEMBER, 2006.

#### AREA SUMMARY:

=1.2223 AC. =0.3474 AC. =1.5697 AC.

# 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 10 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 0.3474 ACRES WHICH IS BOUND BY CORNERS 5 THROUGH 10, 1, 12, 11 to 5, INCLUSIVE FOR STREET PURPOSES.

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.

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 CITY OF ROANOKE, INC. EXECUTES THIS PLAT TO EVIDENCE ITS CONSENT TO THE SUBDIVISION AND DEDICATIONS HEREIN CREATED.

## **NOTARY'S STATEMENT:**

CITY/COUNTY OF: Poanoke

Cecelia A. Greeman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE \_\_\_\_, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND ON THIS 27th DAY OF August, 2007.

# APPROVAL AND ACCEPTANCE:

NOTARY PUBLIC

MY COMMISSION EXPIRES: February 28, 2010 Reg. # 31723

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

8/27/07 AGENT, ROANOKE CITY PLANNING COMMISSION

CITY ENGINEER, CITY OF ROANOKE, VIRGINIA

# **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 ADMINISTRATION TO THE CITY OF ROANOKE, VIRGINIA, THE CITY OF ROANOKE, VIRGINIA, THE CITY OF ROANOKE, VIRGINIA, THE CITY OF THE CITY

Brenda S. Hamilton

# **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, L.S. #2671

8-23-07

### SHEET INDEX:

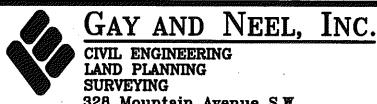
SHEET 1 OF 2: SIGNATURES, NOTES, ABBREVIATIONS, ETC. SHEET 2 OF 2: SUBDIVISION

Plat of Survey of

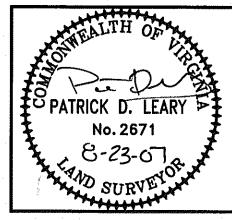
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328 Mountain Avenue S.W. Roanoke, Virginia 24016 Phone: (540) 345-1110 Fax: (540) 345-5560 Email: info@gayandneel.com



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CALC'D.:	PŅL
CHECKED:	R
DRAWN:	PDL
SCALE:	1" = 30
DATE:	6/20/07
REVISED:	8/17/07
.IOR NO	1647.2

164/.2 OF 2 SHEET

PG. 321 M.B.