

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE TRUSTEES OF GRANDIN COURT BAPTIST CHURCH ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 15 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1192, PAGE 384; DEED BOOK 1187, PAGE 190; DEED BOOK 1523, PAGE 50; DEED BOOK 890, PAGE 486; AND A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED BOOK 744, PAGE 246.

THE SAID OWNERS HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, 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; IS ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Carl S. Cross  
CARL CROSS - TRUSTEE

Hugh W. Sigmon  
HUGH SIGMON - TRUSTEE

Fran Stover  
FRAN STOVER - TRUSTEE

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Robin S. Denney, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Carl S. Cross, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 1 DAY OF November, 2007.

Robin S. Denney REG. # 7098775  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-2011

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Robin S. Denney, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Hugh W. Sigmon, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 1 DAY OF November, 2007.

Robin S. Denney REG. # 7098775  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-2011

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Robin S. Denney, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Fran Stover, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 1 DAY OF November, 2007.

Robin S. Denney REG. # 7098775  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-2011

APPROVED: Chris Chitt 11/05/07  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,  
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT  
THERE TO ANNEXED IS ADMITTED TO RECORD AT 11:14 O'CLOCK  
A.M. ON THIS 6 DAY OF NOVEMBER, 2007, IN  
MAP BOOK 1, PAGE 3252+3253

TESTE: BRENDA S. HAMILTON  
CLERK  
Melinda M Thomas  
DEPUTY CLERK

# NOTES:

1. PARCELS OWNED BY THE TRUSTEES OF GRANDIN COURT BAPTIST CHURCH BY THE FOLLOWING DEEDS OF RECORD:

T.M. #1561012  
LOT 6A; O. F. CARMACK MAP - MAP BOOK 1, PAGE 43  
LEGAL REFERENCE: DEED BOOK 1192, PAGE 384

T.M. #1561010  
LOT 5A; O. F. CARMACK MAP - MAP BOOK 1, PAGE 43  
LEGAL REFERENCE: DEED BOOK 1192, PAGE 384

T.M. #1561011  
LOT 10C; O. F. CARMACK MAP - MAP BOOK 1, PAGE 43  
LEGAL REFERENCE: DEED BOOK 1192, PAGE 384

T.M. #1561025  
DEEDED AS PARCELS I, II, AND III  
LEGAL REFERENCE: DEED BOOK 1187, PAGE 190

T.M. #1561028  
DEEDED AS PARCELS ONE AND TWO  
LEGAL REFERENCE: DEED BOOK 1523, PAGE 50

T.M. #1561021  
EASTERN PART OF LOT 9, BLOCK 19; GRANDIN COURT ANNEX - DEED BOOK 471, PAGE 442  
LEGAL REFERENCE: DEED BOOK 890, PAGE 486

T.M. #1561020  
DEEDED AS LOT 9 (ACTUALLY THE WESTERN PORTION OF LOT 9), BLOCK 19; GRANDIN COURT ANNEX - DEED BOOK 471, PAGE 442  
LEGAL REFERENCE: PORTION OF PROPERTY CONVEYED IN DEED BOOK 744, PAGE 246

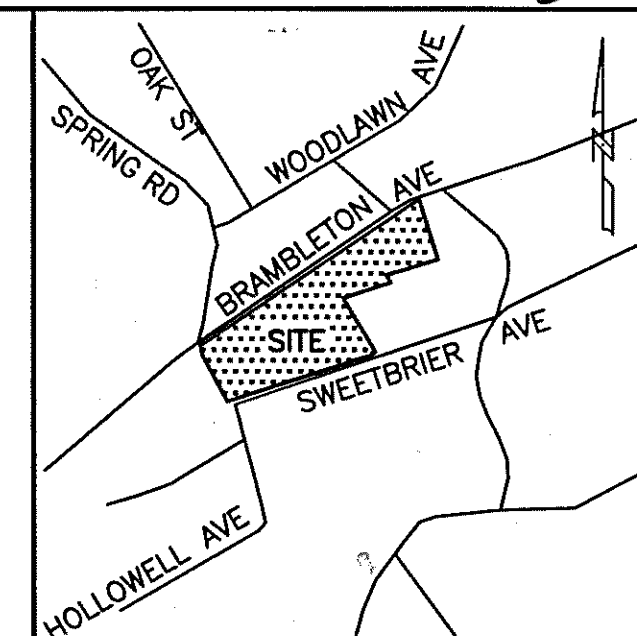
T.M. #1561019  
DEEDED AS LOT 8 AND THE SOUTHERN PORTION OF LOT 8-1/2, BLOCK 19; GRANDIN COURT ANNEX - DEED BOOK 471, PAGE 442  
LEGAL REFERENCE: PORTION OF PROPERTY CONVEYED IN DEED BOOK 744, PAGE 246

2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT  
TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH  
AFFECT THE PROPERTY NOT SHOWN HEREON.

3. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A  
CONVEYANCE OF LAND. ANY LOTS, 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 THE  
CIRCUIT COURT OF THE CITY OF ROANOKE.

4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS  
OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED  
BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X  
UNSHADED. SEE MAP #51161C0251 G (EFFECTIVE  
DATE: SEPTEMBER 28, 2007).

5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



VICINITY MAP  
NO SCALE

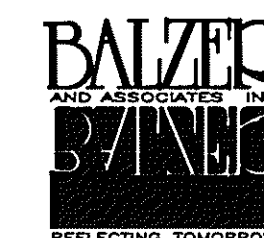
COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	3982.8065	5967.4620
2	4092.2108	6147.6365
3	4090.2095	6155.4687
4	4097.6527	6156.5986
5	4355.7215	6581.6040
6	4364.0284	6585.9382
7	4195.0254	6642.0454
8	4156.7877	6496.0498
9	4135.4583	6507.5874
10	4098.2581	6372.1638
11	3944.3324	6455.4259
12	3941.5926	6445.5387
13	3937.2001	6447.9274
14	3824.0875	6036.0116
15	3956.2121	5971.6510
1	3982.8065	5967.4620

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT  
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

Brian J. Casella  
BRIAN J. CASELLA 002806

## RESUBDIVISION PLAT FOR THE TRUSTEES OF GRANDIN COURT BAPTIST CHURCH

BEING THE COMBINATION OF  
TAX PARCELS 1561012, 1561010, 1561011, 1561025, 1561028, 1561021, 1561020, AND 1561019  
LOTS 6A, 5A, AND 10C  
O.F. CARMACK MAP  
MAP BOOK 1, PAGE 43  
PARCELS I, II, AND III  
DEED BOOK 1187, PAGE 190  
PARCELS ONE AND TWO  
DEED BOOK 1523, PAGE 50  
LOT 8 AND SOUTHERLY PORTIONS OF LOTS 9 AND 8-1/2, BLOCK 19  
GRANDIN COURT ANNEX  
DEED BOOK 471, PAGE 442  
CREATING HEREON  
TRACT 1 (3.230 ACRES)  
SITUATED ON BRAMBLETON AVENUE, S.W. AND SWEETBRIAR AVENUE, S.W.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED AUGUST 28, 2007  
JOB #R0500329.00  
SCALE: 1"= 40'  
SHEET 1 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

• PLANNERS • ARCHITECTS  
• ENGINEERS • SURVEYORS