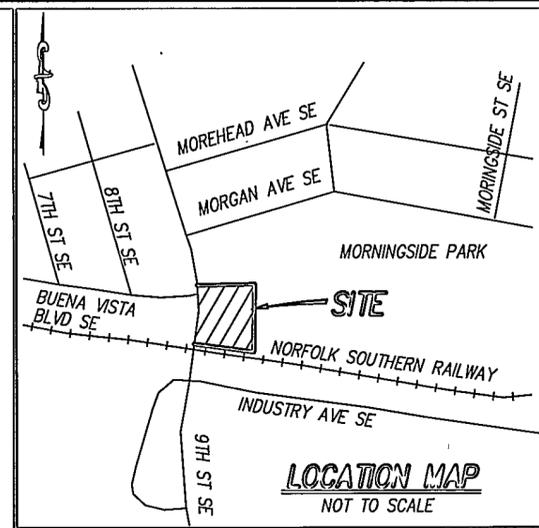
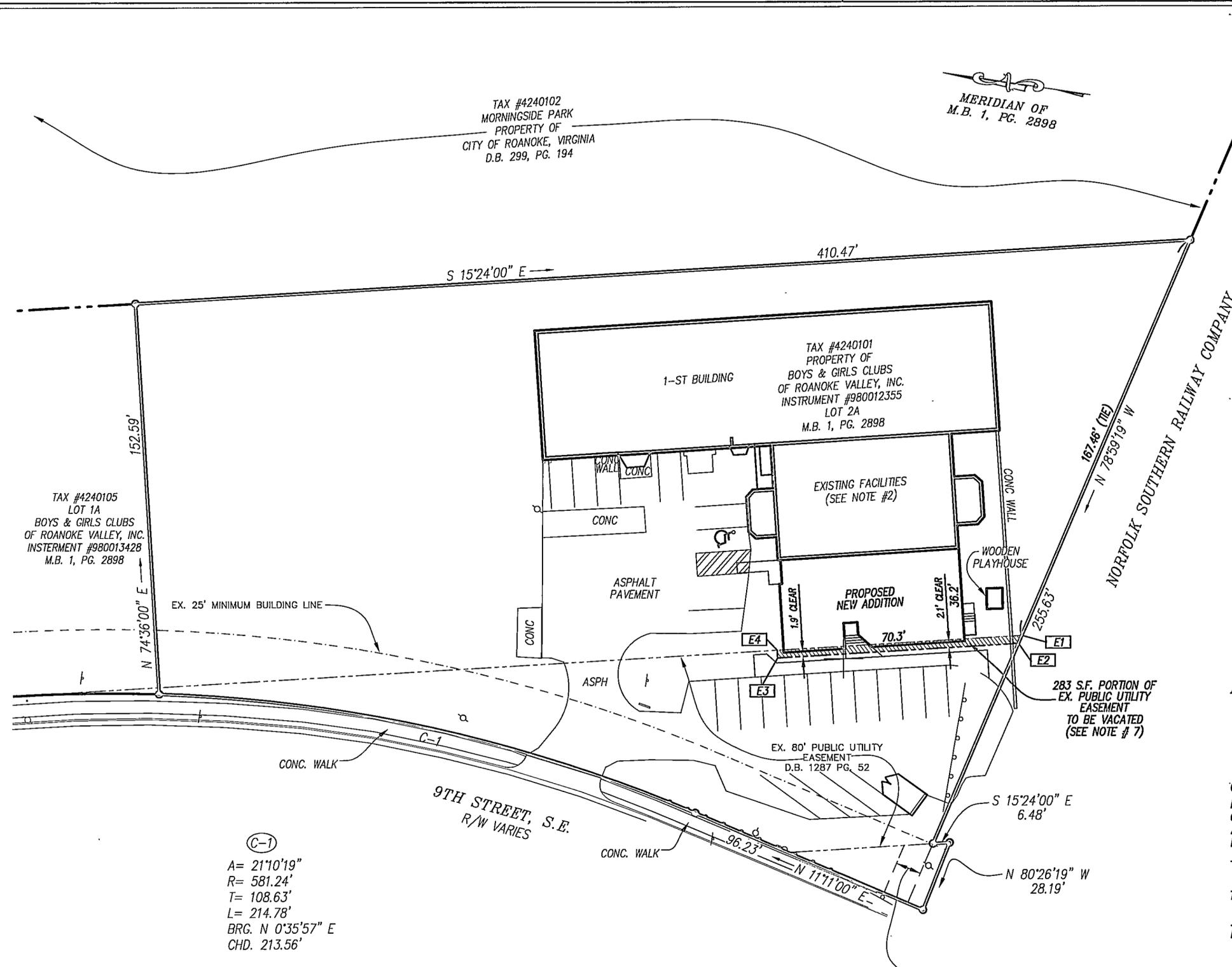


07350es-layout1.plt

w:\drawings\2007\07350\sur\07350es.dwg

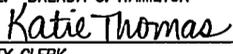


LEGEND

R/W	RIGHT OF WAY
CONC.	CONCRETE
EX.	EXISTING
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRE

APPROVAL:  1/9/08
 AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

CLERK'S CERTIFICATE:
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JANUARY 10, 2008, AT 9:55 O'CLOCK A.M.

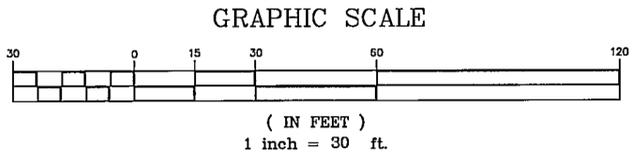
TESTEE: BRENDA S. HAMILTON

 DEPUTY CLERK

(C-1)
 A= 21'10"19"
 R= 581.24'
 T= 108.63'
 L= 214.78'
 BRG. N 0°35'57" E
 CHD. 213.56'

A PORTION OF THE EX. PUBLIC UTILITY EASEMENT TO BE VACATED

LINE	BEARING	DISTANCE
E1-E2	N 78°59'19" W	3.35'
E2-E3	N 15°24'09" W	93.61'
E3-E4	N 74°35'51" E	3.00'
E4-E1	S 15°24'09" E	95.10'

AREA = 283 S.F., 0.0065 AC.

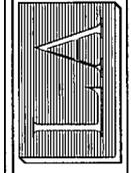


PLAT SHOWING THE VACATION OF
283 S.F. (0.0065 AC.)
 PORTION OF THE EX. PUBLIC UTILITY EASEMENT (D.B. 1287 PG. 52)
 SITUATED ON
LOT 2A
 M.B. 1, PG. 2898
 PROPERTY OF
BOYS & GIRLS CLUBS OF ROANOKE VALLEY, INC.
 SITUATED AT #1714 9TH STREET
 ROANOKE, VIRGINIA

- NOTES:**
- PROPOSED NEW ADDITION SHOWN PER PLANS BY PROVIDENCE ENGINEERING DATED 9/18/07.
 - THIS PLAT PREPARED FROM EXISTING RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY. BUILDINGS AND PARKING TAKEN FROM PLAT BY HAYES SEAY, MATTERN AND MATTERN. NOT ALL PHYSICAL FEATURES ARE SHOWN.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE COMMUNITY PANEL NUMBER 510130 0168 G, MAP NUMBER 51161C0168G, DATED SEPTEMBER 28, 2007. UNSHADED ZONE "X".
 - LEGAL REFERENCE: INSTRUMENT #980012355, M.B. 1, PG. 2898.
 - THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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 INTENT OF THIS PLAT IS TO VACATE A PORTION OF THE EXISTING PUBLIC UTILITY EASEMENT (D.B. 1287, PG. 52) IN WHICH A PORTION OF THE PROPOSED NEW ADDITION WILL ENCR OACH UPON. THIS VACATION IS TO COVER THE NEW BUILDING, ITS FOUNDATION AND ANY OVERHANG OF SAID NEW ADDITION.

PHONE: (540) 774-4411
 FAX: (540) 772-9445
 E-MAIL: MAIL@LUMSDENPC.COM
 4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

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



DATE: January 8, 2008
 COMM. NO.: 07-350
 SCALE: 1" = 30'
 SHEET 1 OF 1