

08005rp01-sheet 1.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT SUSANNE D. HELBIG, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN
HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 14 INCLUSIVE TO 1, WHICH
COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 3, 2007
AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT
#070012835.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON,
ENTIRELY WITH ITS 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
25th DAY OF February 2008.

BY: 
SUSANNE D. HELBIG, OWNER

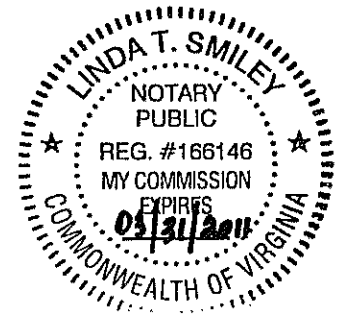
STATE OF VIRGINIA

County of Roanoke

I, Linda T. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID
County, AND STATE DO HEREBY CERTIFY THAT SUSANNE D. HELBIG, OWNER
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE
ME IN MY AFORESAID Jurisdiction AND STATE AND ACKNOWLEDGED THE SAME
ON February 25, 2008.

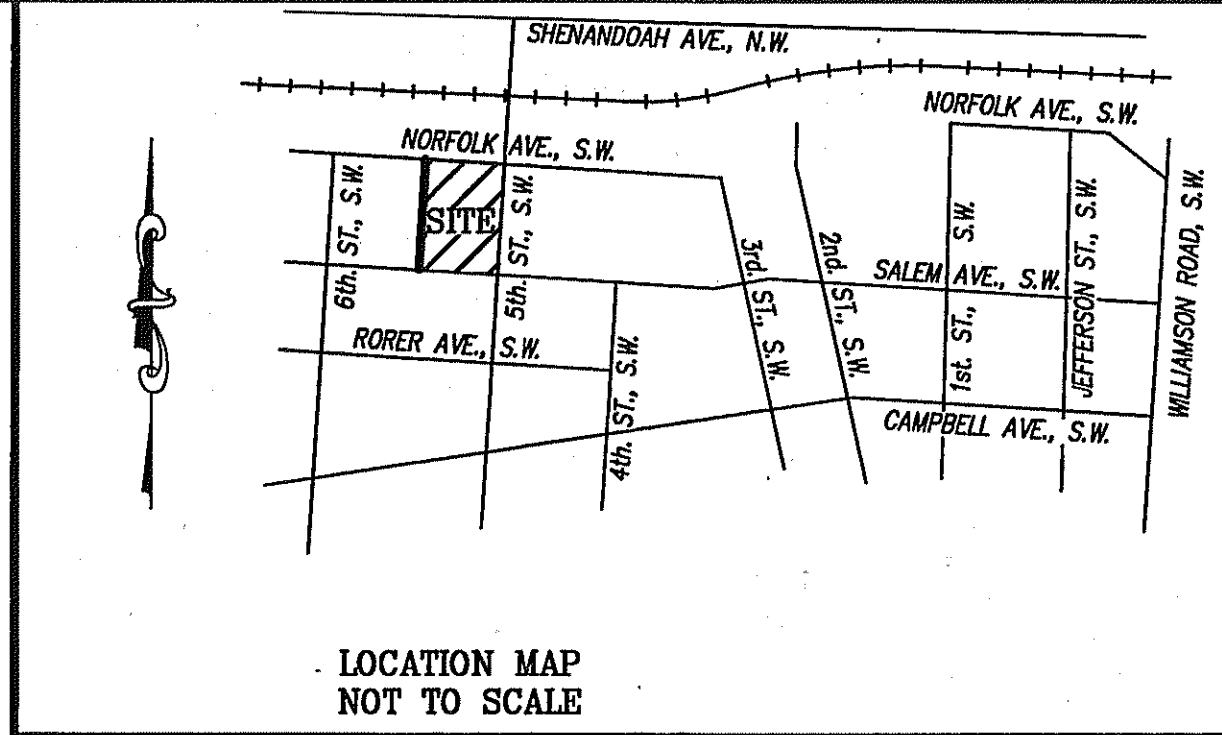
MY COMMISSION EXPIRES March 31, 2011 REGISTRATION # 166146


NOTARY PUBLIC




- NOTES:
1. THIS 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 BEEN VERIFIED BY ACTUAL FIELD
ELEVATIONS. SEE COMMUNITY PANEL #510130 0164 G, MAP #51161C0164 GF, FLOOD
ZONE "X", DATED SEPTEMBER 28, 2007.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT
AND THERE MAY EXISTING ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE
NOT SHOWN HEREON.
 3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 4. PROPERTY LINES FROM CORNERS 2 THRU 11 INCLUSIVE PER VDOT PROJECT
#J000-128-118, PE-101, SHEET #3.
 5. EXISTING DRILL HOLE IN CONCRETE AT CORNERS 1, 2, 3, 4, 6, 7, 8, 9, 12, & 13.
 6. CURRENT OWNER: SUSANNE D. HELBIG
LEGAL REFERENCE : INSTRUMENT #070012835
 7. ALL INTERIOR DEED LINES FOR TAX PARCELS #1111305, #1111307, #1111312 &
#1111315 ARE HEREBY VACATED.
 8. TRACT "A" (1.7006 ACRES) CONSISTS OF THE COMBINATION OF TAX PARCELS
#1111305, #1111307, #1111312 & #1111315.

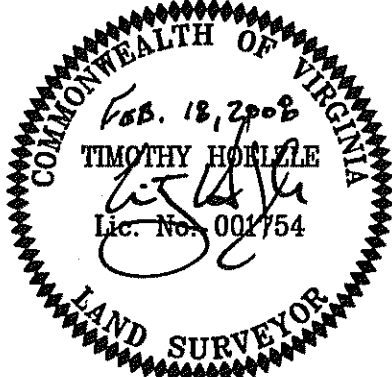
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5236.45908	5320.21052
2	5159.60119	5606.02476
3	5154.81850	5604.83182
4	5143.41568	5650.54761
5	5114.14314	5671.27000
6	5009.74863	5661.39389
7	5009.60413	5663.02754
8	4993.85822	5661.49774
9	4994.00891	5659.90485
10	4973.50048	5657.96468
11	4962.73714	5644.57595
12	4994.31509	5421.01972
13	4988.00870	5420.46327
14	5005.50126	5295.93587
1	5236.45908	5320.21052
TRACT "A" - 1.7006 AC.		



APPROVAL: 
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE 2/25/08

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 FEBRUARY 26, 2008, AT
1:13 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

DEPUTY CLERK

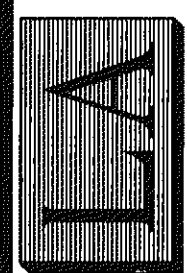


PLAT SHOWING THE COMBINATION OF THE
PROPERTY OF
SUSANNE D. HELBIG
(INSTRUMENT #070012835)
BEING ROANOKE CITY
TAX #1111305, #1111307, #1111312 & #1111315
BLOCK 3, OFFICIAL CITY SURVEY S.W. #7
(M.B. 1, PG. 2921)
CREATING HEREON
TRACT "A"
1.7006 ACRES
SITUATED AT NORFOLK AVE., S.W., SALEM AVE., S.W.
AND 5th STREET, S.W.
CITY OF ROANOKE, VIRGINIA

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: February 18, 2008
COMM. NO.: 08-005
SCALE: NONE
SHEET 1 OF 2

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