

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT REED ESTATES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 10 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 080007147.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BEING 5,489 SQUARE FEET TOTAL.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS 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.

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.

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

REED ESTATES, LLC

BY: Jerry E. Pansell ITS: Owner

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

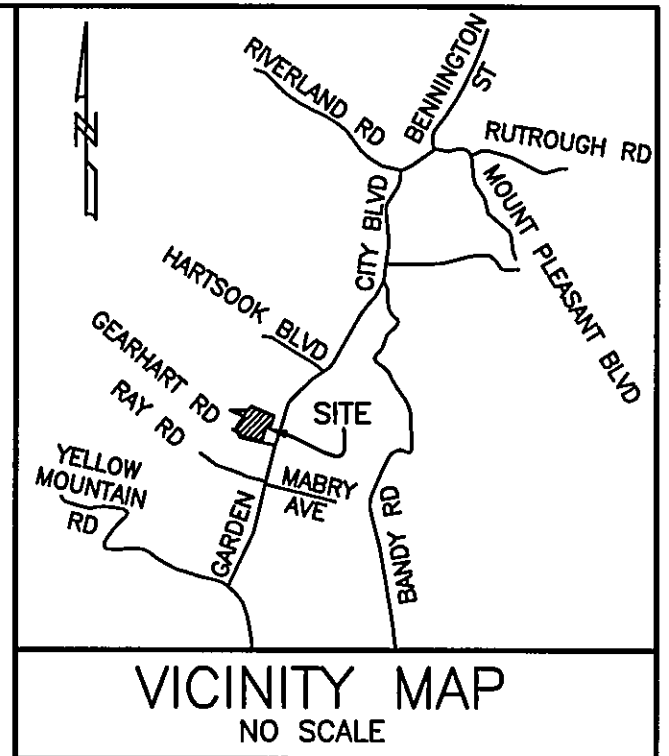
I, Daniel J. DeWitt Jr., A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Jerry E. Pansell, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 10 DAY OF JUNE, 2008.

[Signature] REG. # 7107403  
NOTARY PUBLIC

MY COMMISSION EXPIRES April 30, 2011

# NOTES:

1. OWNER OF RECORD: REED ESTATES, LLC
2. LEGAL REFERENCE: INSTRUMENT #080007147
3. ORIGINAL TAX MAP #'S: 4380112 AND 4380113
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. A PORTION OF THIS PROPERTY LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONES AE, X SHADED, AND X UNSHADED. FLOODLINES SHOWN HEREON ARE SCALED FOR FEMA MAP PANEL #51161C0256G (EFFECTIVE DATE: SEPTEMBER 28, 2007) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
6. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT EASEMENT AS SHOWN ON THIS PLAT AND IN AN EASEMENT PROPERLY DEDICATED.
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



OVERALL BOUNDARY COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	4926.9357	7682.3416
2	5048.3128	7582.7594
3	5255.2201	7728.3561
4	5361.4750	7498.7502
5	5365.3233	7813.7267
6	5424.4198	7860.2310
7	5253.1809	8235.3733
8	5055.2664	8160.8507
9	5080.3067	8106.3257
10	4837.1182	8025.9335
1	4926.9357	7682.3416

ADDITIONAL COORDINATES LIST (ASSUMED)		
CORNER	NORTHING	EASTING
11	4868.6202	7964.7308
12	4884.3008	7904.7464
13	4899.9813	7844.7621
14	4931.0593	7785.1851
15	5007.0337	7805.0454
16	5027.5489	7811.4697
17	5011.2431	7873.8468
18	4995.5622	7933.8310
19	4979.8818	7993.8154
20	5011.3345	8002.0373
21	4991.7274	8077.0432

## LEGEND

○	DEEDED CORNER
●	IRON PIN FOUND
□	IRON PIN FOUND
—○—	UTILITY POLE
+	SIGN
⊞	WATER METER
⊕	CLEANOUT
⊙	WATER MANHOLE
⊗	MANHOLE
⊙	HYDRANT
⊗	SEWER MANHOLE
W.L.E.	WATER LINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PVT.D.E.	PRIVATE DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT

RIGHT OF WAY DEDICATED FOR STREET PURPOSES COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	4926.9357	7682.3416
A	4946.6727	7666.1486
B	4912.7534	7795.9041
C	4851.3884	8030.6509
10	4837.1182	8025.9335
1	4926.9357	7682.3416

## ACREAGE TABLE

ORIGINAL ACREAGE	
2.5373 ACRES, TAX MAP #4380112	
+ 2.9980 ACRES, TAX MAP #4380113	
5.5353 ACRES TOTAL	
REED ESTATES SECTION 1 ACREAGE	
0.7456 ACRE FOR LOTS 1 THROUGH 4	
0.1260 ACRE FOR ROAD WIDENING PURPOSES ALONG GEARHART ROAD, S.E.	
+ 4.6637 ACRES REMAINING FOR FUTURE DEVELOPMENT, LOT A	
5.5353 ACRES TOTAL SHOWN ON PLAT	

APPROVED: [Signature] 6-23-08  
CITY ENGINEER, CITY OF ROANOKE DATE  
[Signature] 6/23/08  
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 THERETO ANNEXED IS ADMITTED TO RECORD AT 12:01 O'CLOCK P.M. ON THIS 23rd DAY OF JUNE, 2008, IN MAP BOOK 1, PAGE 3348

TESTE: BRENDA S. HAMILTON  
CLERK

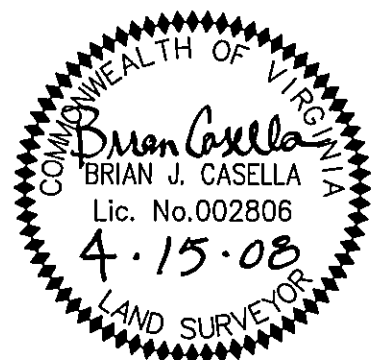
[Signature]  
DEPUTY CLERK

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°38'59"W	25.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	23.56'	15.00'	15.00'	S59°38'59"W	21.21'	90°00'00"
C2	23.56'	15.00'	15.00'	S30°21'01"E	21.21'	90°00'00"
C3	21.51'	225.00'	10.76'	S17°23'17"W	21.50'	5°28'35"

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

Brian Casella  
BRIAN J. CASELLA 002806



PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY  
REED ESTATES, LLC  
A 2.5373 ACRE PARCEL (T.M. #4380112)  
AND A 2.9980 ACRE PARCEL (T.M. #4380113)  
RECORDED IN INSTRUMENT #080007147  
TO BE KNOWN AS

## REED ESTATES SECTION 1

CREATING HEREON LOTS 1 THRU 4,  
LOT A (4.6637 ACRES REMAINING FOR FUTURE DEVELOPMENT),  
AND A PRIVATE STORMWATER MANAGEMENT EASEMENT  
SITUATED ALONG GEARHART ROAD, S.E.  
CITY OF ROANOKE, VIRGINIA  
DATED APRIL 15, 2008  
JOB #R0700194.00  
SCALE: 1"= 40'  
SHEET 1 OF 2

TEL: 540-772-9580 FAX: 540-772-8050  
**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

