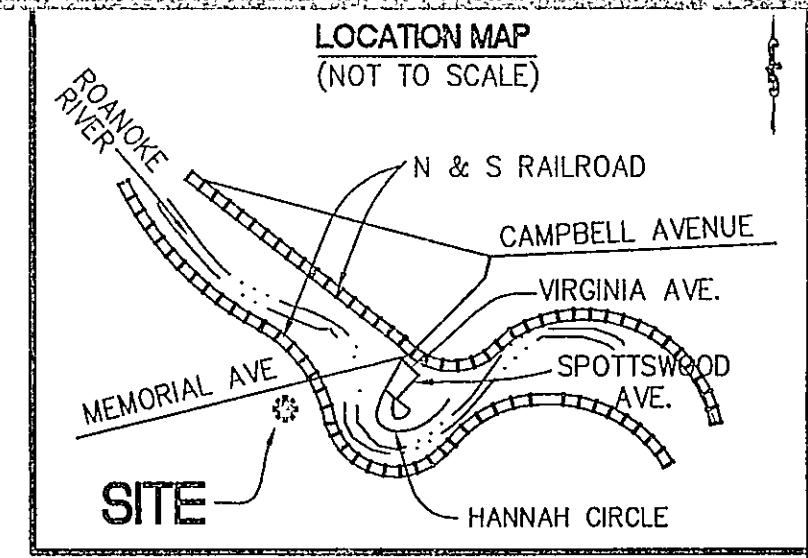
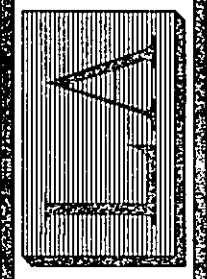




PHONE: (540) 774-4411
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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

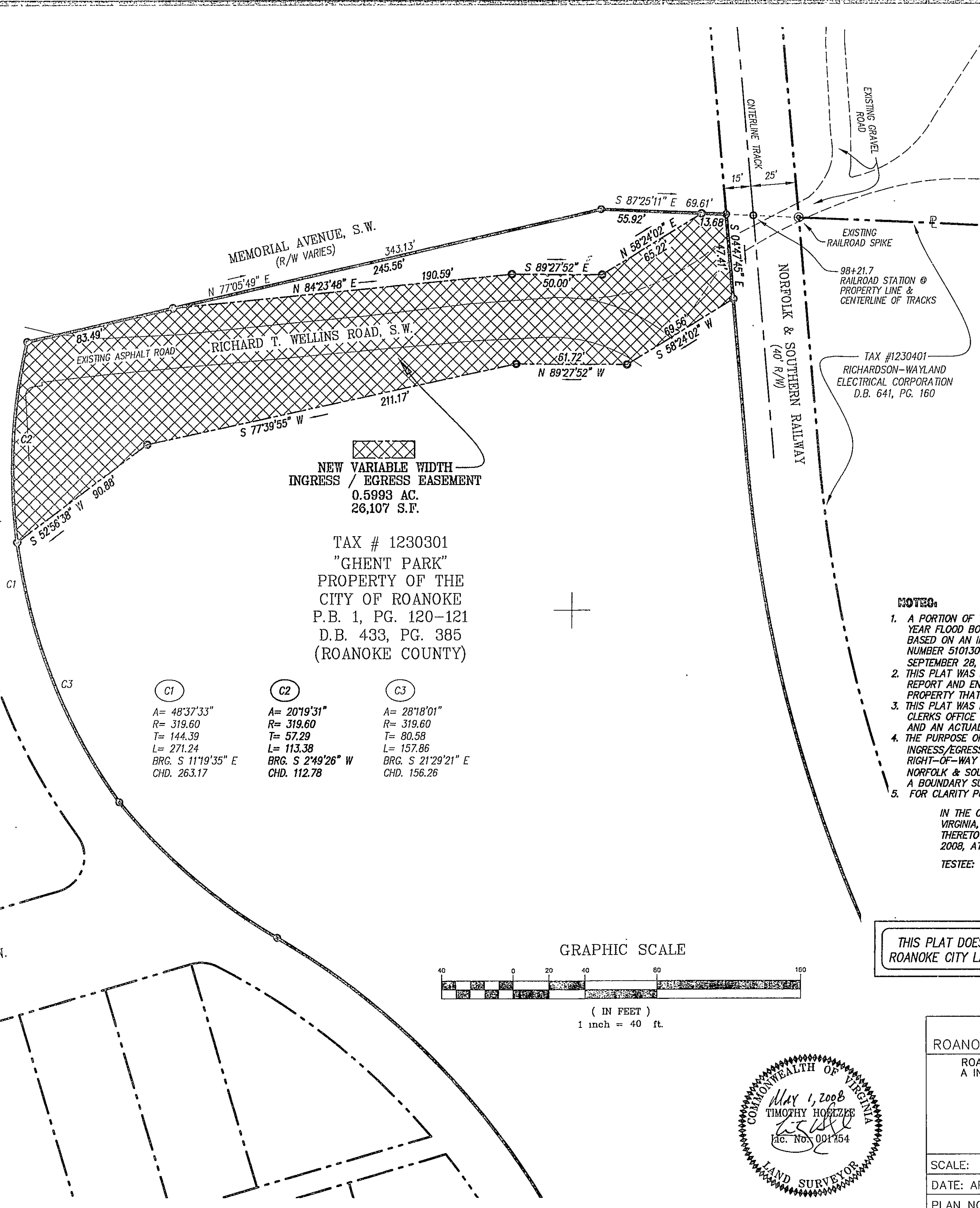
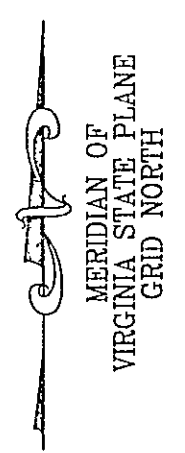
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: May 1, 2008
COMM. NO.: 08-027
SCALE: 1" = 40'
SHEET 1 OF 1

08027es01-layout.plt

w:\drawings\2008\08027\sur\08027es01.dwg



NEW VARIABLE WIDTH
INGRESS / EGRESS EASEMENT
0.5993 AC.
26,107 S.F.

TAX # 1230301
"GHENT PARK"
PROPERTY OF THE
CITY OF ROANOKE
P.B. 1, PG. 120-121
D.B. 433, PG. 385
(ROANOKE COUNTY)

C1	C2	C3
A= 48°37'33"	A= 20°19'31"	A= 28°18'01"
R= 319.60	R= 319.60	R= 319.60
T= 144.39	T= 57.29	T= 80.58
L= 271.24	L= 113.38	L= 157.86
BRG. S 11°19'35" E	BRG. S 2°49'26" W	BRG. S 21°29'21" E
CHD. 263.17	CHD. 112.78	CHD. 156.26

NOTES:

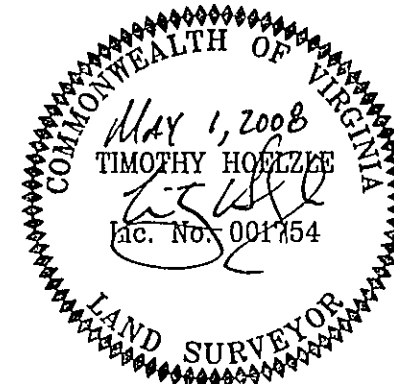
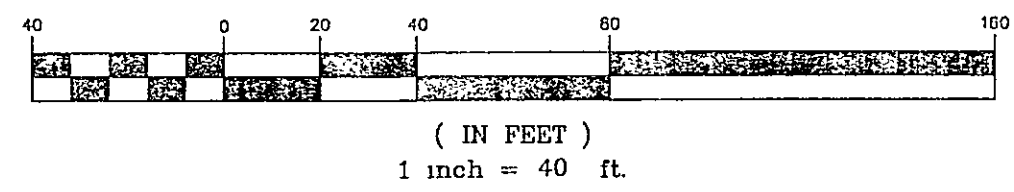
1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP PANEL NUMBER 510130 0163 G, MAP NUMBER 51161C0163 G, REVISION DATE OF SEPTEMBER 28, 2007. (ZONES "AE" & "X")
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PLAT WAS PREPARED FROM LAND RECORDS RECORDED IN THE CLERKS OFFICE OF THE CITY OF ROANOKE, VA. & ROANOKE COUNTY VA. AND AN ACTUAL FIELD SURVEY.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW VARIABLE WIDTH INGRESS/EGRESS EASEMENT EXTENDING EASTWARD FROM THE EASTERLY RIGHT-OF-WAY LINE OF WASENA AVENUE, S.W. TO THE WESTERLY LINE OF NORFOLK & SOUTHERN RAILWAY'S 30' RIGHT-OF-WAY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. FOR CLARITY PURPOSES EXISTING IMPROVEMENTS ARE NOT SHOWN HEREON.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JULY 9 2008, AT 2:29 O'CLOCK P.M.

TESTEE: BRENDA HAMILTON, CLERK
[Signature]
DEPUTY CLERK

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE CITY LAND SUBDIVISION AND/OR ZONING ORDINANCES.

GRAPHIC SCALE



OFFICE OF CITY ENGINEER ROANOKE VIRGINIA	
ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING A INGRESS/EGRESS EASEMENT THROUGH "GHENT PARK" BY THE CITY OF ROANOKE FROM THE CITY OF ROANOKE SITUATED ADJACENT TO MEMORIAL AVE., S.W. IN THE CITY OF ROANOKE, VIRGINIA	
SCALE: 1" = 80'	APPROVED: <i>[Signature]</i> 7-9-08 CITY ENGINEER
DATE: APRIL 25, 2008	
PLAN NO.	