

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 THROUGH 16 TO 1, INCLUSIVE, AND BEING A PORTION OF THE PROPERTY 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 SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

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 40,443 SF, 0.9285 ACRE TOTAL.

THE SAID OWNER 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 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: Dianne M. Ziegler ITS: Owner

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Daniel J. DeWitt, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Dianne M. Ziegler, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 2 DAY OF OCTOBER, 2008.

Daniel J. DeWitt REG. # 7107403  
NOTARY PUBLIC

MY COMMISSION EXPIRES April 30 2011



APPROVED: Thom Carr 10-3-08 DATE  
CITY ENGINEER, CITY OF ROANOKE  
Tom Carr 10-3-08 DATE  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

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 1:03 O'CLOCK  
P.M. ON THIS 3RD DAY OF OCTOBER, 2008, IN  
MAP BOOK 1, PAGE 3403 & 3404

TESTE: BRENDA S. HAMILTON  
CLERK  
Katie Thomas  
DEPUTY CLERK

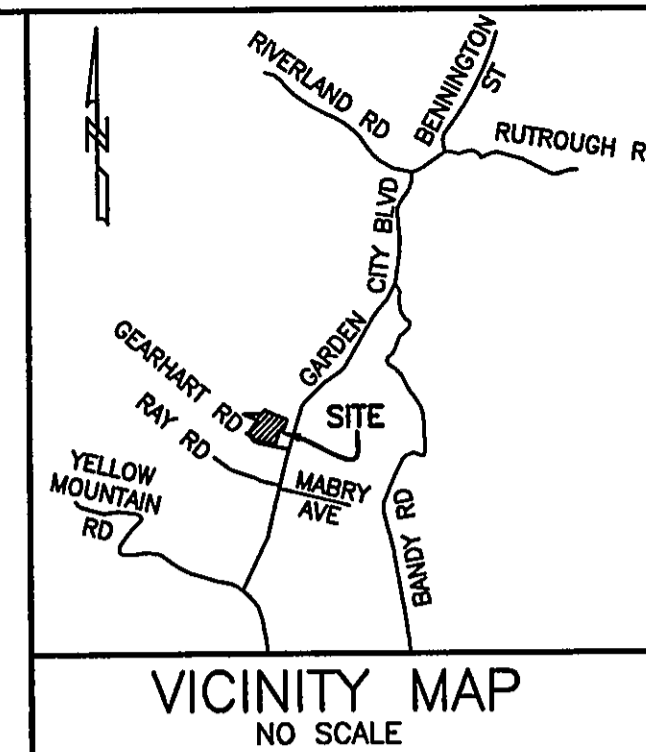
# NOTES:

- OWNER OF RECORD: REED ESTATES, LLC
- LEGAL REFERENCES: PORTION OF INSTRUMENT #080007147  
MAP BOOK 1, PAGES 3348-3349
- ORIGINAL TAX MAP #: 4380112
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT  
TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH  
AFFECT THE PROPERTY NOT SHOWN HEREON.
- 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 FROM FEMA MAP PANEL #51161C0256G  
(EFFECTIVE DATE: SEPTEMBER 28, 2007) AND HAVE NOT BEEN VERIFIED  
BY ACTUAL FIELD ELEVATIONS.
- LOTS 21 AND 22 HAVE A MINIMUM FINISHED FLOOR ELEVATION OF  
1029' (NGVD 88). AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR  
LOTS 21 AND 22 AS PART OF THE BUILDING PERMIT PROCESS.
- TEMPORARY STREET EASEMENTS ON LOTS 16 AND 17 ARE FOR PUBLIC  
STREET TURNAROUND PURPOSES AND ARE TO BE VACATED UPON THE  
EXTENSION OF UPDIKE ROAD.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S75°21'01"E	80.00'	TIE LINE ONLY
L2	S65°28'00"E	7.15'	

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	23.56'	15.00'	15.00'	N30°21'01"W	21.21'	90°00'00"
C2	38.81'	225.00'	19.45'	N19°35'30"E	38.76'	9°53'01"
C3	21.51'	225.00'	10.76'	N17°23'17"E	21.50'	5°28'35"
C4	17.31'	225.00'	8.66'	N22°19'47"E	17.30'	4°24'26"
C5	23.56'	15.00'	15.00'	N69°32'00"E	21.21'	90°00'00"
C6	14.44'	15.00'	7.83'	S37°53'30"E	13.89'	55°09'00"
C7	278.67'	55.00'	38.30'	N24°32'00"E	62.86'	290°18'01"
C8	56.48'	55.00'	31.02'	S39°44'17"E	54.04'	58°50'34"
C9	48.15'	55.00'	25.74'	N85°45'37"E	46.63'	50°09'38"
C10	44.72'	55.00'	23.68'	N37°23'05"E	43.50'	46°35'27"
C11	45.54'	55.00'	24.17'	N09°37'48"W	44.25'	47°26'19"
C12	48.94'	55.00'	26.23'	N58°50'33"W	47.34'	50°59'11"
C13	34.83'	55.00'	18.02'	S77°31'26"W	34.25'	36°16'52"
C14	14.44'	15.00'	7.83'	S86°57'30"W	13.89'	55°09'00"
C15	112.03'	125.00'	60.09'	N39°47'31"W	108.32'	51°20'59"
C16	4.05'	125.00'	2.02'	N64°32'21"W	4.05'	1°51'17"
C17	107.98'	125.00'	57.62'	N38°51'52"W	104.65'	49°29'41"
C18	145.50'	175.00'	77.25'	S34°03'35"E	141.35'	47°38'19"
C19	85.31'	175.00'	43.52'	S24°12'21"E	84.47'	27°55'52"
C20	60.19'	175.00'	30.40'	S48°01'31"E	59.90'	19°42'28"
C21	21.58'	15.00'	13.13'	S16°40'22"E	19.76'	82°24'44"
C22	47.44'	275.00'	23.78'	S19°35'30"W	47.38'	9°53'01"
C23	23.56'	15.00'	15.00'	S59°38'59"W	21.21'	90°00'00"

ACREAGE TABLE	
3.7352 ACRES IN LOTS 5 THROUGH 22	
+ 0.9285 ACRES IN R/W DEDICATION	
4.6637 ACRES TOTAL SHOWN ON PLAT	

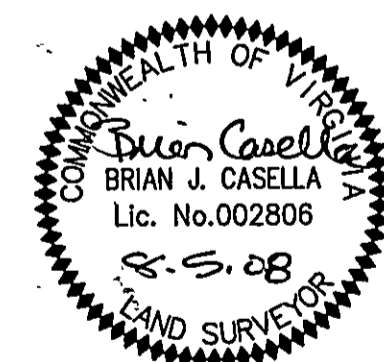


COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	4946.6714	7666.1487
2	5048.3115	7582.7596
3	5255.2201	7728.3561
4	5361.4750	7498.7502
5	5365.3233	7813.7267
6	5424.4198	7860.2310
7	5253.1809	8235.3733
8	5055.2664	8160.8507
9	5080.3067	8106.3257
10	4991.7273	8077.0435
11	5011.3343	8002.0378
12	4979.8814	7993.8158
13	5027.5480	7811.4700
14	5007.0328	7805.0457
15	4931.0584	7785.1854
16	4912.7524	7795.9041
1	4946.6714	7666.1487

LEGEND	
○	IRON PIN FOUND
●	IRON PIN FOUND
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION - SEE NOTE #6
○	UTILITY POLE
+	SIGN
W.M.	WATER METER
C.O.	CLEANOUT
○	WATER MANHOLE
○	MANHOLE
○	HYDRANT
○	SEWER MANHOLE
W.L.E.	WATER LINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY STREET EASEMENT
	SEE NOTE #7
PVT.D.E.	PRIVATE DRAINAGE EASEMENT

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  
LOT A, REED ESTATES, SECTION 1  
MAP BOOK 1, PAGES 3348-3349  
TO BE KNOWN AS

## REED ESTATES SECTION 2

CREATING HEREON LOTS 5 THROUGH 22  
SITUATED ALONG GEARHART ROAD, S.E.  
CITY OF ROANOKE, VIRGINIA  
DATED AUGUST 5, 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

