

s04252pl-layout1.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WAREHOUSE 315, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 20, 2004, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #040016283.

THE SAID OWNER CERTIFIES THAT HE HAS COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 8<sup>TH</sup> DAY OF OCTOBER, 2008.

WAREHOUSE 315, LLC:

BY: *[Signature]*

NAME: KATIE WAUWALE

TITLE: MAN MEMBER

PRINT

PRINT

U.S. 220 OVERPASS

EX. 20' x 450' EASEMENT FOR STREET PURPOSES (D.B. 814, PG. 31)

ROANOKE CITY OFFICIAL SURVEY

N & W RAILWAY (WINSTON-SALEM DIVISION) (RIGHT OF WAY VARIES)

APCO POLE # 278-1846

PAVEMENT

6' CHAINLINK FENCE CONC.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

EX.I.P.

NOTES:

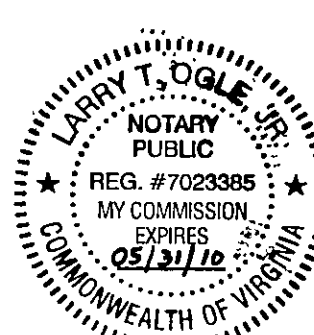
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PROPERTY DOES LIE WITHIN THE 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 NUMBERS 510130 0164 AND 0168 G, MAP NUMBERS 51161C0164G AND 51161C0168G DATED SEPTEMBER 28, 2007. SHADED ZONE "AE".
- LEGAL REFERENCE: INSTRUMENT #040016283 AND M.B. 001, PG. 2795.
- 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 EXISTING LOT LINES BETWEEN CORNERS 2H THRU 2K TO 2C ARE HEREBY VACATED.
- THE LINES BETWEEN CORNERS 2C THRU 2H INCLUSIVE ARE NEW DIVISION LINES.
- THE PAVED AREA BETWEEN BUILDINGS ON PARCELS 1A & 2A IS SUBJECT TO A CROSS ACCESS & PARKING EASEMENT FOR ALL OWNERS/OCCUPANTS.

STATE OF VIRGINIA  
COUNTY OF ROANOKE

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT WAREHOUSE 315, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATE SEPTEMBER 16, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 8, 2008.

MY COMMISSION EXPIRES ON MAY 31, 2010 REG. # 7023385

*[Signature]*  
NOTARY PUBLIC

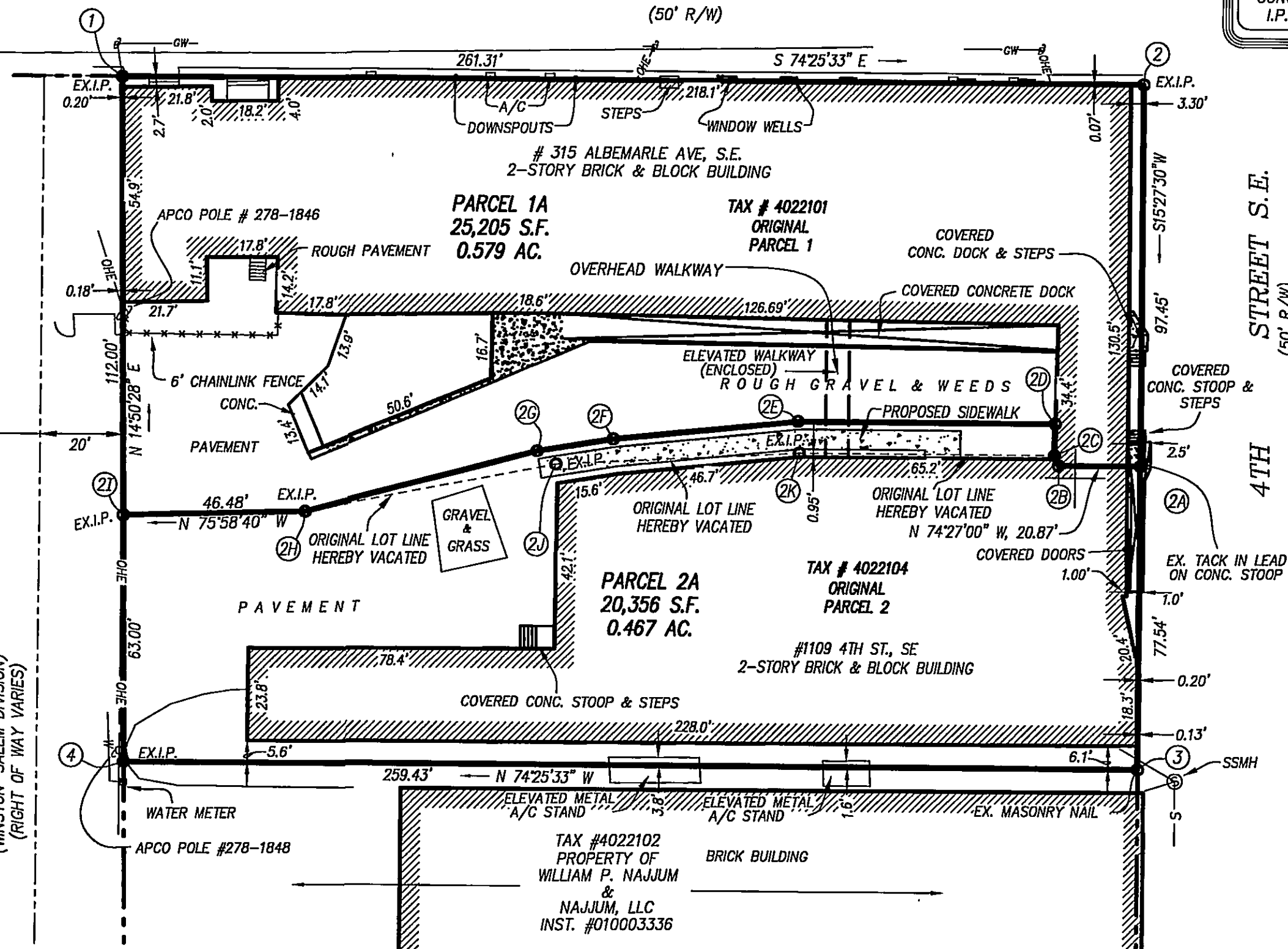


LEGEND	
EX.	EXISTING
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
R/W	RIGHT OF WAY
OHE	OVERHEAD ELECTRIC
GW	GUY WIRE
CONC.	CONCRETE
I.P.	IRON PIN

TOTAL BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
1-2	S 74°25'33" E	261.31'
2-3	S 15°27'30" W	174.99'
3-4	N 74°25'33" W	259.43'
4-1	N 14°50'28" E	175.00'
AREA = 45,561 S.F. = 1.046 AC.		

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	5602.72054	6163.38620
2	5532.56156	6415.10553
3	5363.90598	6368.46526
4	5433.55881	6118.56187
1	5602.72054	6163.38620
AREA = 45,561 S.F. = 1.046 AC.		

ALBEMARLE AVENUE, S.E.  
(50' R/W)



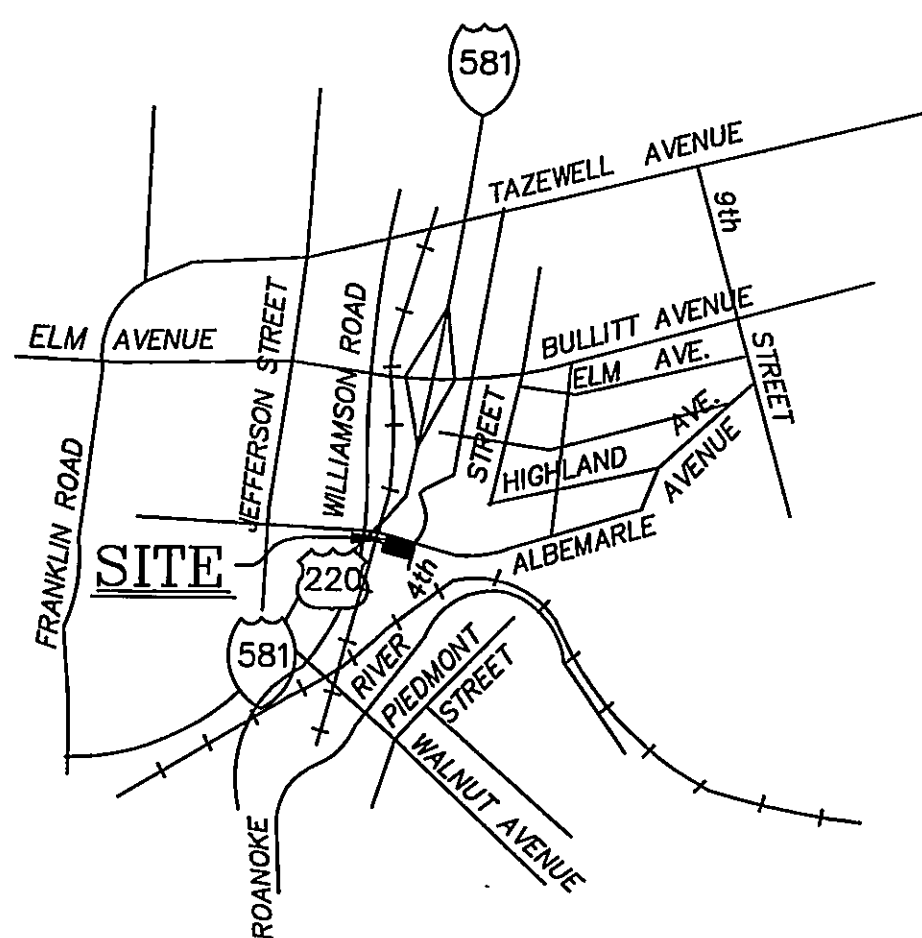
PARCEL 1A LINE TABLE		
LINE	BEARING	DISTANCE
1-2	S 74°25'33" E	261.31'
2-2A	S 15°27'30" W	97.45'
2A-2B	N 74°27'00" W	20.87'
2B-2C	N 05°41'00" W	2.82'
2C-2D	N 16°08'32" E	8.08'
2D-2E	N 74°25'30" W	65.81'
2E-2F	N 80°22'29" W	47.46'
2F-2G	N 83°49'37" W	19.67'
2G-2H	N 89°22'11" W	61.46'
2H-2I	N 75°58'40" W	46.48'
2I-1	N 14°50'28" E	112.00'
AREA = 25,205 S.F. = 0.579 AC.		

PARCEL 2A LINE TABLE		
LINE	BEARING	DISTANCE
2I-4	S 14°50'28" W	63.00'
4-3	S 74°25'33" E	259.43'
3-2A	N 15°27'30" E	77.54'
2A-2B	N 74°27'00" W	20.87'
2B-2C	N 05°41'00" W	2.82'
2C-2D	N 16°08'32" E	8.08'
2D-2E	N 74°25'30" W	65.81'
2E-2F	N 80°22'29" W	47.46'
2F-2G	N 83°49'37" W	19.67'
2G-2H	N 89°22'11" W	61.46'
2H-2I	N 75°58'40" W	46.48'
AREA = 20,356 S.F. = 0.467 AC.		

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



LOCATION MAP  
NOT TO SCALE

0.025 AC. (1,073 S.F.) PORTION OF ORIGINAL PARCEL 1 TO BE ADDED TO AND COMBINED WITH ORIGINAL PARCEL 2		
LINE	BEARING	DISTANCE
2C-2D	N 16°08'32" E	8.08'
2D-2E	N 74°25'30" W	65.81'
2E-2F	N 80°22'29" W	47.46'
2F-2G	N 83°49'37" W	19.67'
2G-2H	N 89°22'11" W	61.46'
2H-2I	S 85°29'30" E	65.39'
2I-2K	S 77°32'00" E	62.35'
2K-2C	S 74°24'00" E	65.29'
AREA = 1,073 S.F. = 0.025 AC.		

APPROVED:

*[Signature]*

AGENT, CITY OF ROANOKE PLANNING COMMISSION

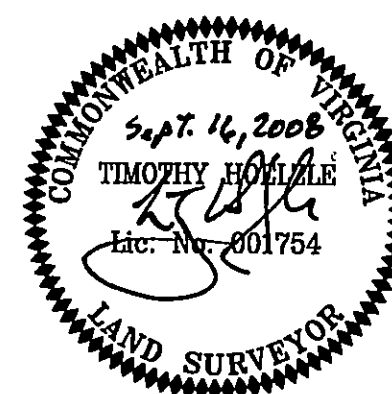
10/9/08  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON OCTOBER 10, 2008, AT 2:18 O'CLOCK P.M.

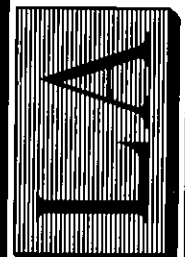
TESTEE: BRENDA S. HAMILTON, CLERK

*[Signature]*  
Katie Thomas  
DEPUTY CLERK

PLAT SHOWING  
THE SUBDIVISION & COMBINATION OF  
**PARCELS 1 AND 2**  
BLOCK 3  
CREATING HEREON  
**PARCEL 1A & 2A**  
PROPERTY OF  
**WAREHOUSE 315, LLC**  
(INSTRUMENT 040016283)  
SITUATED AT #1109 4TH ST., SE &  
#315 ALBEMARLE AVE., SE  
ROANOKE CITY, VIRGINIA



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



DATE: September 16, 2008  
COMM. NO.: 04-252  
SCALE: 1" = 30'  
SHEET 1 OF 1

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