

C1
A= 31'33"40"
R= 250.00
T= 70.65
L= 137.71
BRG. N 31°06'51" E
CHD. 135.98

1,303 S.F. PORTION OF ORIGINAL
TAX #1260342 TO BE ADDED TO
AND COMBINED WITH ORIGINAL
TAX #1260309

LINE	BEARING	DISTANCE
10-A	N 68°14'17" E	88.95'
A-12	S 40°45'06" W	63.49'
12-10	N 69°49'54" W	43.85'

PLAT SHOWING THE
COMBINATION & RESUBDIVISION OF
ORIGINAL TAX #1260309 - 11,216 S.F.
BEING PART OF LOTS 7 & 8, BLOCK 3
"WINONA ADDITION" - P.B. 1, PG. 266-267
AND

ORIGINAL TAX #1260342 - 23,166 S.F.
BEING LOT 8, BLOCK 2 - SECTION 4
"GAYMONT" - M.B. 1, PG. 260

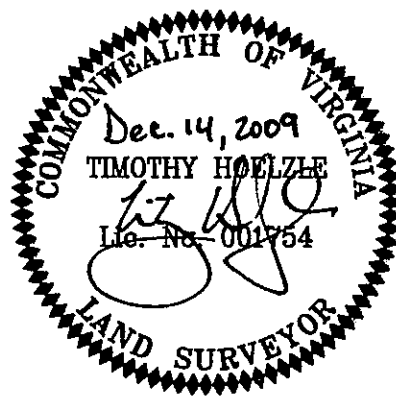
PROPERTY OF
WINKY WISE ENTERPRISE, L.L.C.

INSTRUMENT #990008328

CREATING HEREON

**LOT 7A - (12,519 S.F.) &
LOT 8A - (21,863 S.F.)**

SITUATED ALONG BLUEFIELD BLVD., S.W.
& OFF OF 26th STREET, S.W.
CITY OF ROANOKE, VIRGINIA



NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0164G, DATED SEPTEMBER 28, 2007 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. ZONE X (UNSHADED).
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET OR FOUND AS SHOWN HEREON.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. APPROVAL HEREOF BY THE CITY OF ROANOKE PLANNING COMMISSION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, 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 CIRCUIT COURT OF THE CITY OF ROANOKE.
7. ORIGINAL LOT LINES FROM CORNERS 10 TO 12 TO 5 ARE HEREBY VACATED. NEW DIVISION LINE IS FROM CORNER 10 TO A. B. A (1,303 S.F.) PORTION OF ORIGINAL TAX #1260342, BOUNDED BY CORNERS 10 TO A TO 12 TO 10 IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #1260309, CREATING HEREON LOT 7A (12,519 S.F.) & LOT 8A (21,863 S.F.).

LEGEND

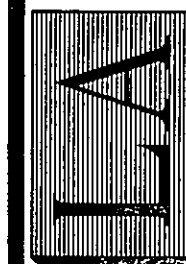
EX. EXISTING
IP IRON PIN
D.B. DEED BOOK
PG. PAGE
M.B. MAP BOOK
P.B. PLAT BOOK
R/W RIGHT-OF-WAY
S.F. SQUARE FEET

30' 0 30'
SCALE: 1" = 30'

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: December 14, 2009
COMM. NO.: 06-292
SCALE: 1" = 30'
SHEET 2 OF 2