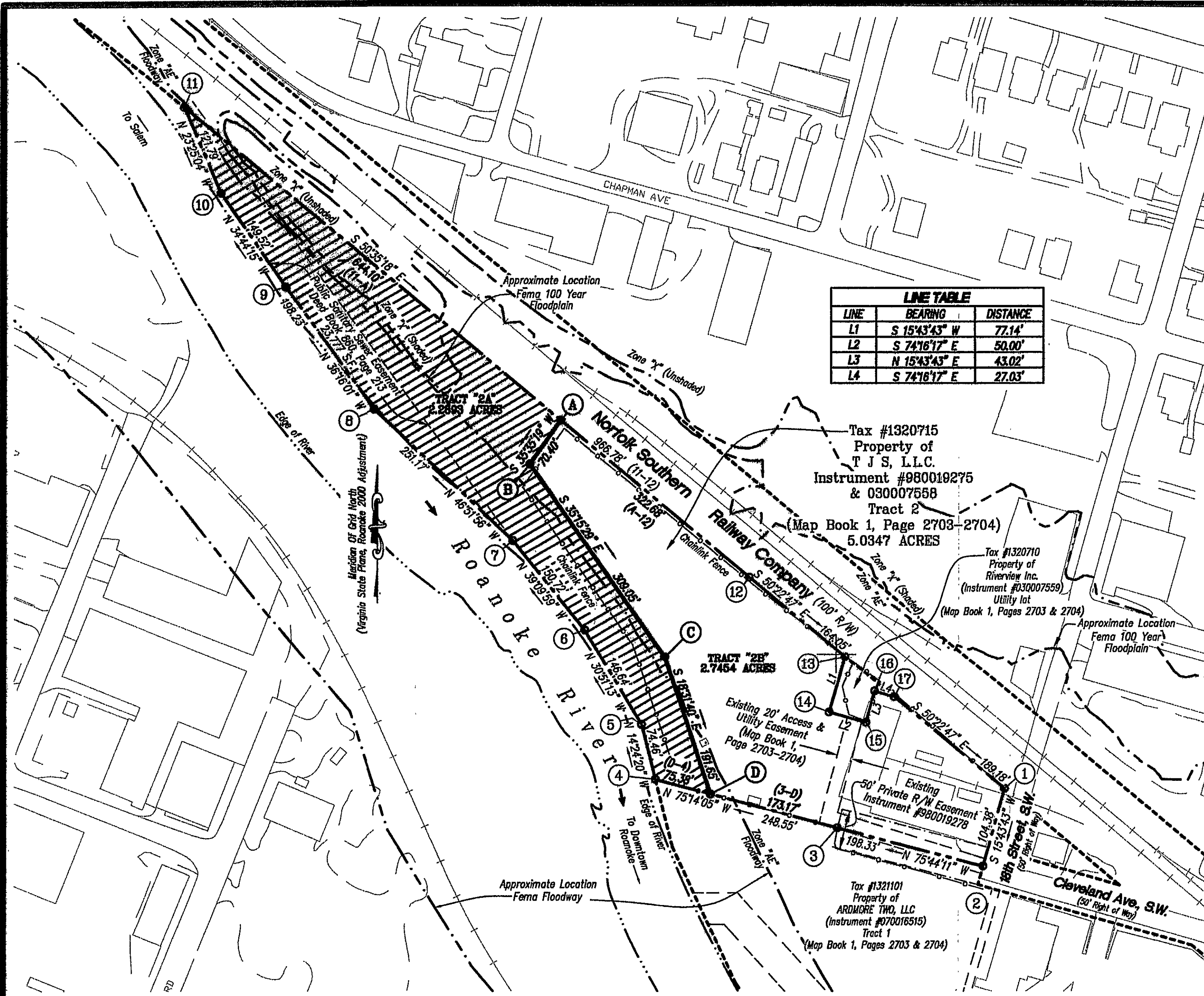
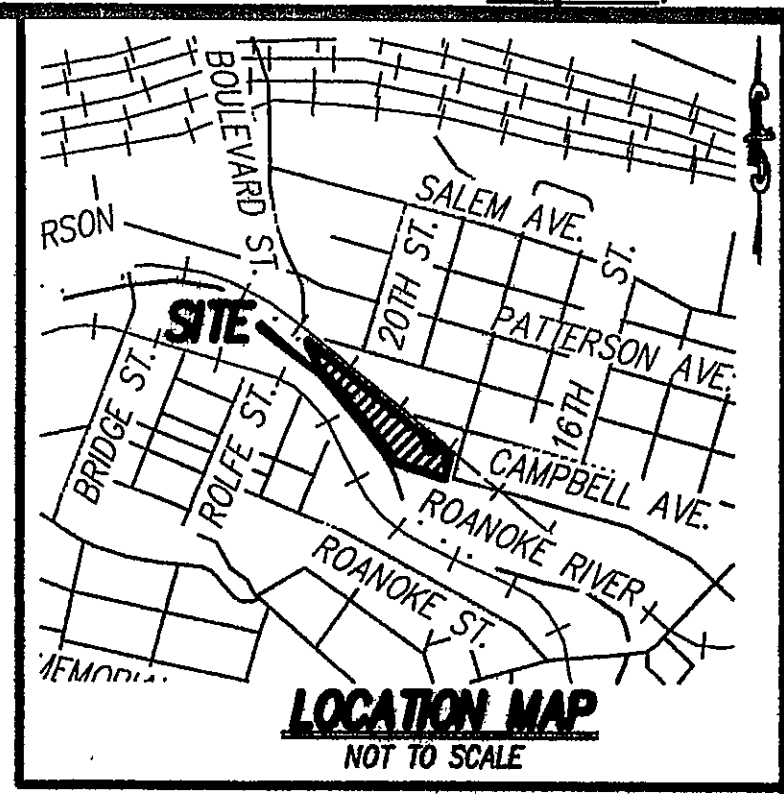


08027110 plat32 1320715-layout1.plt

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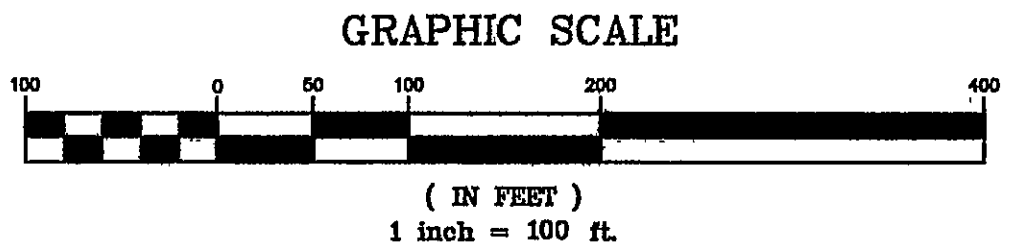
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°43'43" W	77.14'
L2	S 74°16'17" E	50.00'
L3	N 15°43'43" E	43.02'
L4	S 74°16'17" E	27.03'



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ANNEXED IS ADMITTED TO RECORD ON February 1, 2010, AT 11:40 O'CLOCK A.M.

TESTEE: BRENDA HAMILTON, CLERK
Katie Thomas
DEPUTY CLERK

- NOTES:**
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 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. THIS PROPERTY DOES NOT LIE 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 MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE PANEL NUMBER 510130 0163 G, MAP NUMBER 51161C0163 G, DATED SEPTEMBER 28, 2007. "ZONE AE", "ZONE X" AND SHADED "X".
 4. PLANNIMETRICS AS SHOWN WERE TAKEN FROM A TOPOGRAPHICAL SURVEY, DATED MARCH 1995 PREPARED FOR THE CITY OF ROANOKE, VIRGINIA.
 5. FOR CLARITY PURPOSES NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN.
 6. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION 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.
 7. PROPERTY LINES FROM CORNERS A THRU D ARE NEW DIVISION LINES.
 8. 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.
 9. TRACT "2A" IS BEING CREATED FOR A "LINEAR TRANSPORTATION/FLOOD REDUCTION PROJECT. SEE CITY OF ROANOKE, VIRGINIA CODE SECTION 31.1 SUBDIVISIONS - APPENDIX A DEFINITIONS.



OFFICE OF CITY ENGINEER	
ROANOKE	VIRGINIA
ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING	
The Resubdivision of Tax #1320715 Tract 2 - (5.0347 Acres) (M.B. 1, PG. 2703-2704) Property of T J S, L.L.C. (Instrument #980019275 & #030007558) Creating Tract "2A" - 2.2893 Acres & Tract "2B" - 2.7454 Acres situated at the terminus of 18th St., SW & Cleveland Ave., SW Roanoke, Virginia	
SCALE: 1" = 100'	APPROVED: <u>Paul C. Savin</u> 1-28-10
DATE: JAN. 28, 2010	CITY ENGINEER
PLAN NO.	

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: January 28, 2010	COMM. NO.: 2008-027110	SCALE: 1" = 100'
SHEET 1 OF 1		