

# KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT TIMOTHY W. WHEAT IS THE OWNER OF THE LOTS SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISE ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE ON NOVEMBER 4, 2009 AS INSTRUMENT NUMBER 090012435.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THE LOTS AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA, AS AMENDED, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

THE SAID OWNER, AS A CONDITION PRECEDENT TO THE APPROVAL AND RECORDATION OF THIS PLAT, HEREBY DEDICATES TO THE WESTERN VIRGINIA WATER AUTHORITY THE AREA SHOWN HEREON AS BEING SET APART FOR A 15' WIDE SANITARY SEWER EASEMENT.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

*Timothy W. Wheat* 3-29-10  
TIMOTHY W. WHEAT DATE

STATE OF VIRGINIA

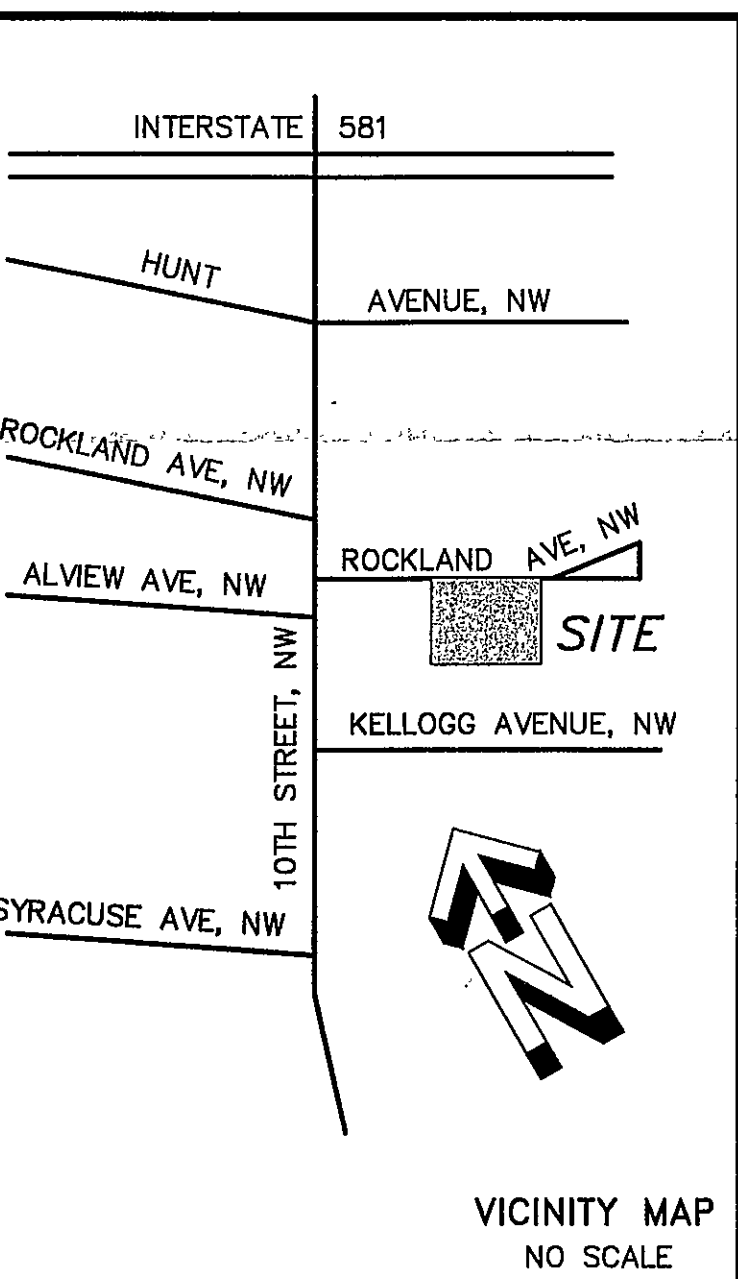
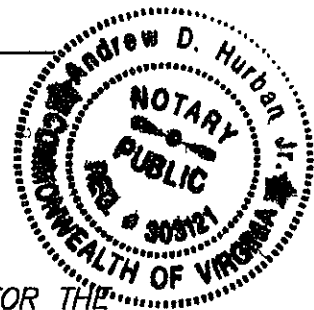
TO WIT:

City of Roanoke

I, *Andrew D. Hurlen Jr.* A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, HEREBY CERTIFY THAT TIMOTHY W. WHEAT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME ON THIS 29 DAY OF March 2009.

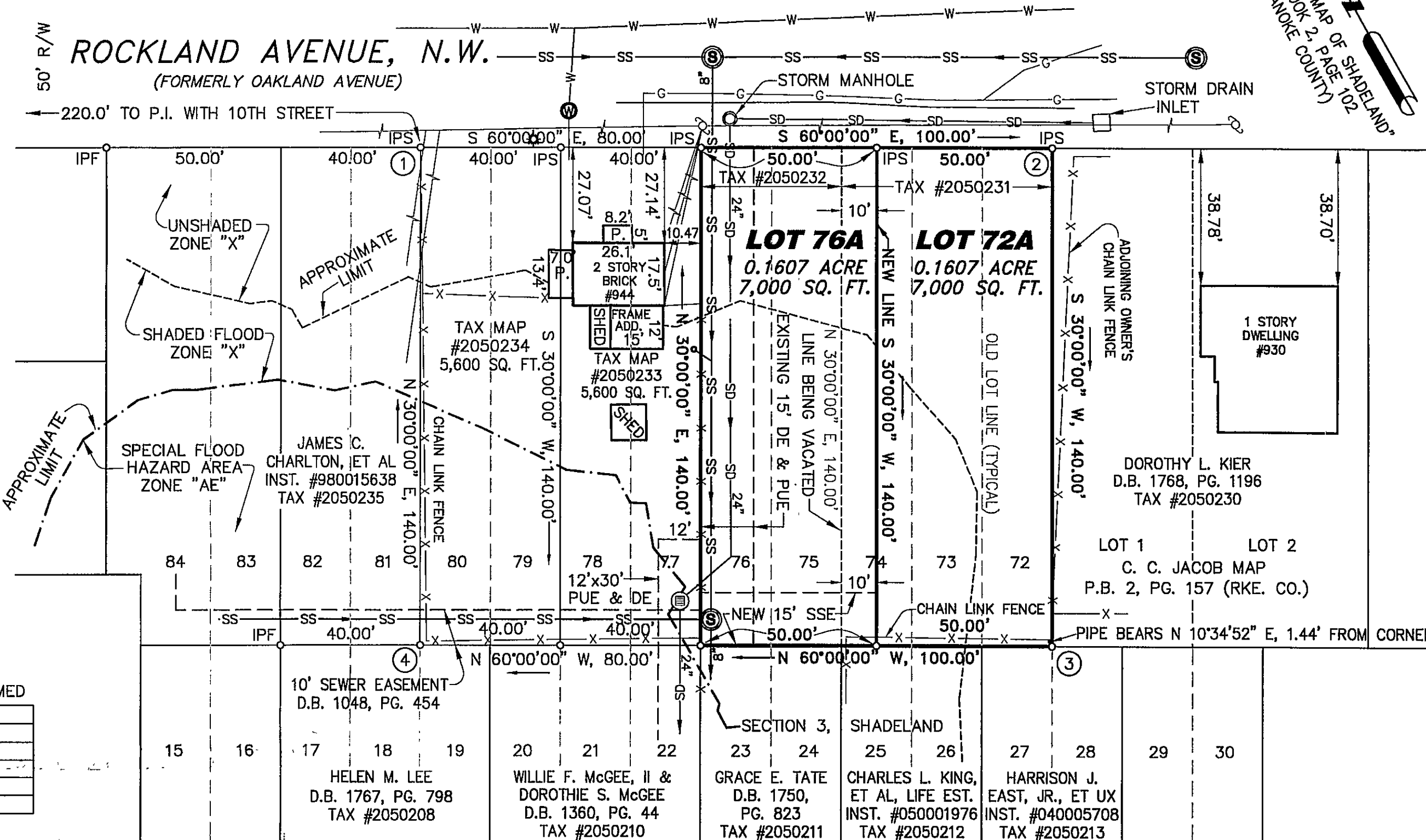
*Andrew D. Hurlen Jr.* June 30, 2016  
NOTARY PUBLIC MY COMMISSION EXPIRES

REGISTRATION # 303121



## BOUNDARY COORDINATES - ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	5151.3999	5107.5736
2	5061.3999	5263.4581
3	4940.1564	5193.4581
4	5030.1564	5037.5736
1	5151.3999	5107.5736



## GENERAL NOTES:

- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- PARTS OF THE SUBJECT PROPERTY ARE LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X", SHADED FLOOD ZONE "X", AND SPECIAL FLOOD HAZARD AREA ZONE "AE" AS DESIGNATED BY F.E.M.A. (SEE FLOOD INSURANCE RATE MAP NO. 51161C0162G, EFFECTIVE DATE SEPTEMBER 28, 2007).
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT CLERKS OFFICE.
- UNDERGROUND UTILITIES MAY EXIST ON THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

## LEGEND

- DE.....DRAINAGE EASEMENT
- IPF.....IRON PIN FOUND
- IPS.....IRON PIN SET
- PUE.....PUBLIC UTILITY EASEMENT
- SSE.....SANITARY SEWER EASEMENT
- ⊙.....CATCH BASIN
- X-.....FENCE LINE
- G-.....GAS LINE
- /-.....OVERHEAD UTILITY LINES
- ⊙.....SANITARY MANHOLE
- SS-.....SANITARY SEWER LINE
- SD-.....STORM DRAIN
- W-.....WATER LINE
- ⊙.....WATER METER
- ⊙.....UTILITY POLE
- ★.....YARD LIGHT

# ACS DESIGN

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CONSTRUCTION MANAGEMENT  
2203 Peters Creek Road, NW  
Roanoke, Virginia 24017  
Phone: 540-562-2345  
Fax: 540-562-2344  
Email: survey@acsdesignllc.com  
www.acsdesignllc.com

APPROVED:

AGENT, CITY OF ROANOKE PLANNING COMMISSION

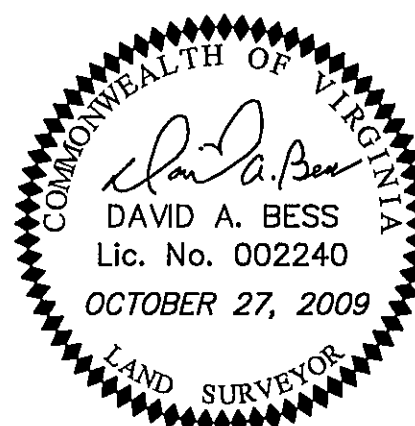
4/5/2010

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:38 O'CLOCK A.M. ON THIS 8TH DAY OF APRIL 2010.

TESTE: BRENDA S. HAMILTON, CLERK

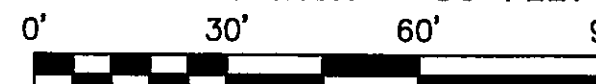
BY: *Katie Thomas*  
DEPUTY CLERK



PLAT OF SURVEY AND SUBDIVISION MADE FOR  
**TIMOTHY W. WHEAT**  
SHOWING THE RE-SUBDIVISION OF LOTS 72 THRU 76,  
SECTION 3, SHADELAND (P.B. 2, PG. 102), CREATING  
HEREON LOTS 72A AND 76A, AND ALSO SHOWING EXISTING  
LOTS 77 THRU 80, LOCATED ON ROCKLAND AVENUE, N.W.  
**CITY OF ROANOKE, VIRGINIA**

OCTOBER 27, 2009

SCALE: 1 INCH = 30 FEET



N.B. 142 D-09153