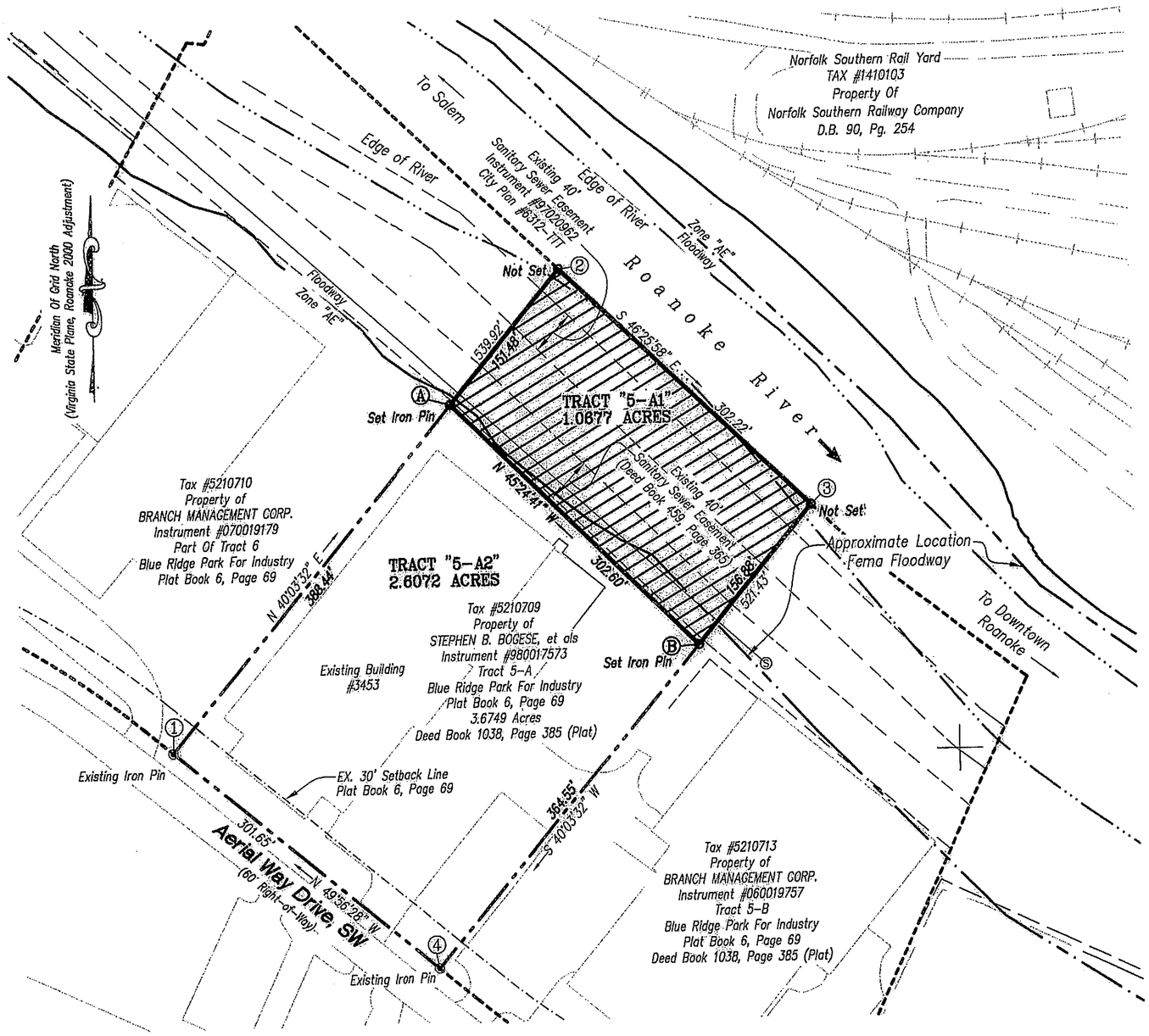

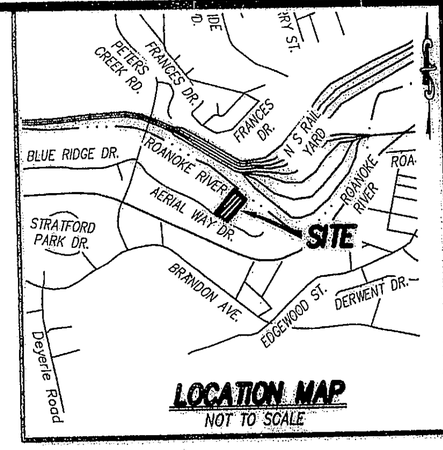

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

CLERK'S CERTIFICATE:
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 MAY 24, 2010, AT 11:18 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

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 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 0144 G, MAP NUMBER 51161C0144 G, DATED SEPTEMBER 28, 2007. "ZONE AE", ZONE "X" AND Zone "X" (Shaded).
4. PLANIMETRICS 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. THE PROPERTY LINE FROM CORNERS A TO B IS A NEW DIVISION LINE.
7. 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.
8. THE 20' RAILROAD EASEMENT SHOWN RECORDED IN P.B. 5, PG. 6, P.B. 6, PG. 69 AND D.B. 734, PG. 84 IN THE CLERK'S OFFICE IN ROANOKE COUNTY, VIRGINIA WAS ABANDONED IN ROANOKE COUNTY D.B. 938, PG. 396.
9. TRACT "5A-1" IS BEING CREATED FOR A "LINEAR TRANSPORTATION/FLOOD REDUCTION PROJECT. SEE CITY OF ROANOKE, VIRGINIA CODE SECTION 31.1 SUBDIVISIONS – APPENDIX A DEFINITIONS.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

COMMONWEALTH OF VIRGINIA
Mar. 17, 2010
TIMOTHY HOBLZE
Lic. No. 001754
LAND SURVEYOR

OFFICE OF CITY ENGINEER
ROANOKE VIRGINIA
ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING

The Resubdivision of
Tax #5210709
Tract 5-A – (3.6749 Acres)
Property of
Stephen B. Bogese II, et als
(Instrument #980017573)
Creating
Tract "5-A1" – 1.0677 Acres &
Tract "5-A2" – 2.6072 acres
situated at #3453 Aerial Way Drive, SW
Roanoke, Virginia

SCALE: 1" = 80'	APPROVED: 5.24.10
DATE: MAR. 17, 2010	CITY ENGINEER
PLAN NO.	

Plat #9

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

DATE: March 17, 2010
COMM. NO.: 2008-027110
SCALE: 1" = 80'
SHEET 1 OF 1

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