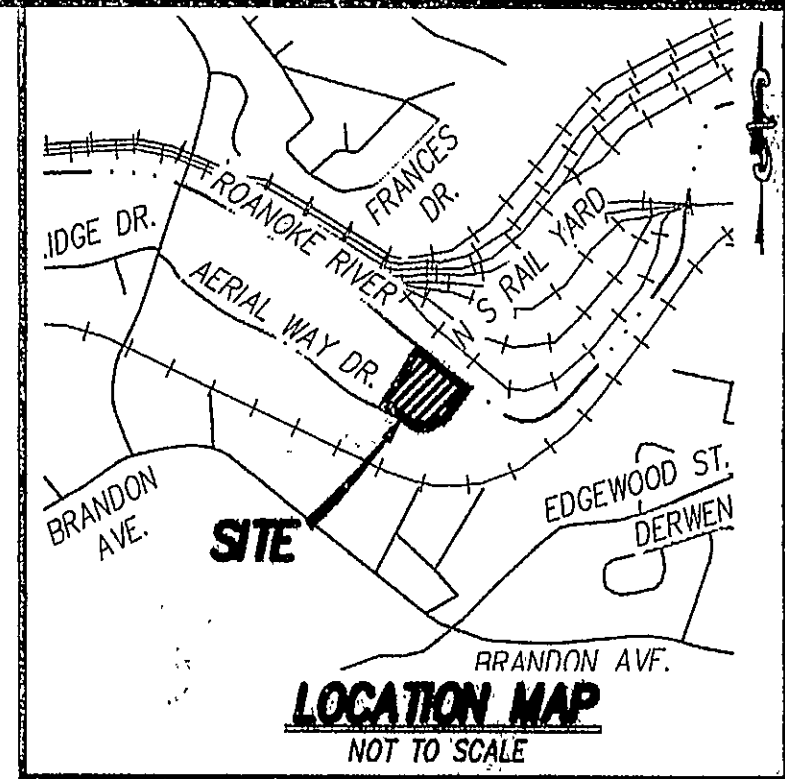
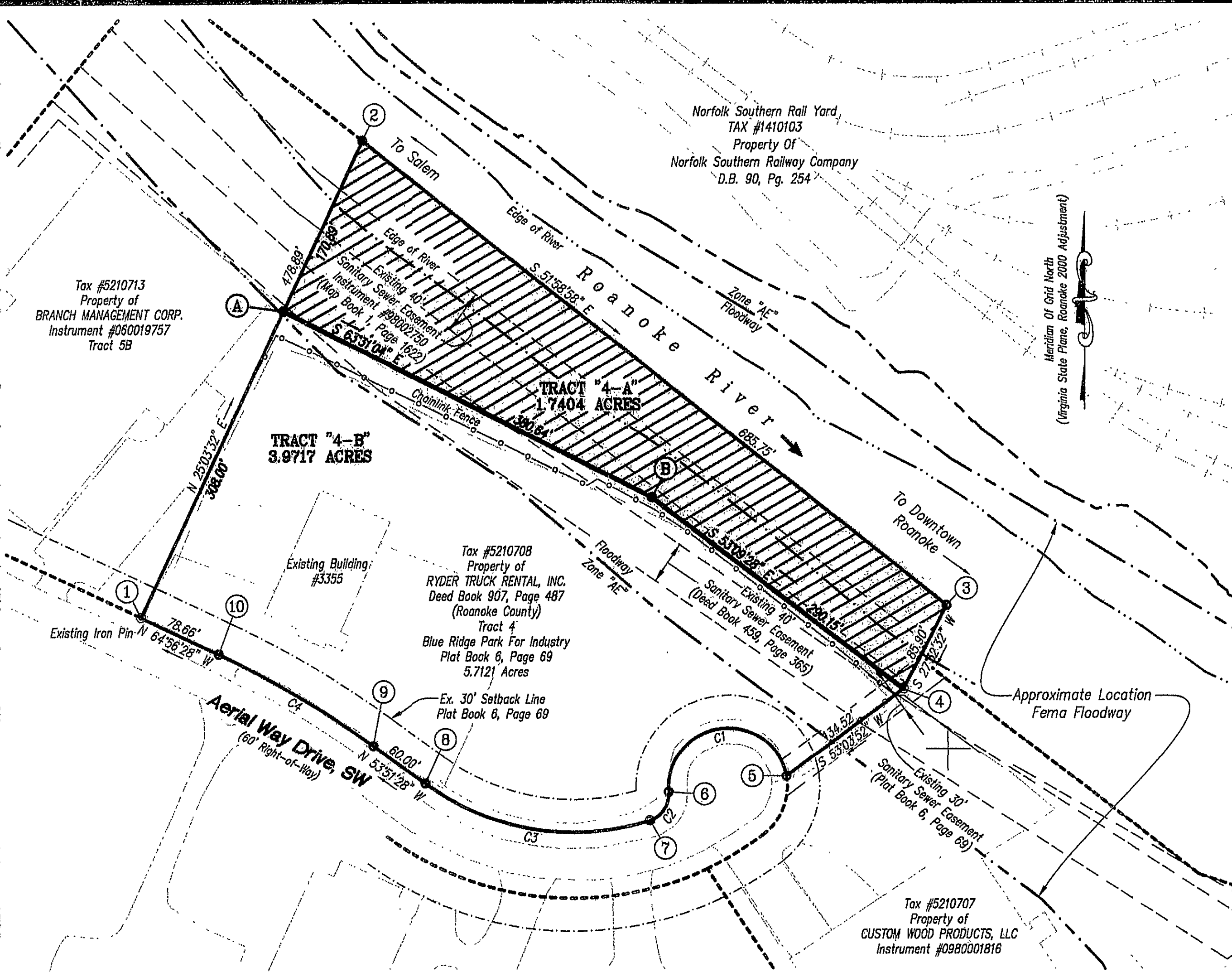


08027110 plat11 5210708-layou1.plt

w:\drawings\2008\08027110\sur\task 10\08027110 plat11 5210708.dwg



PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

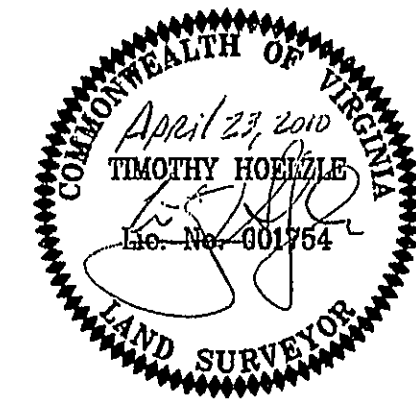
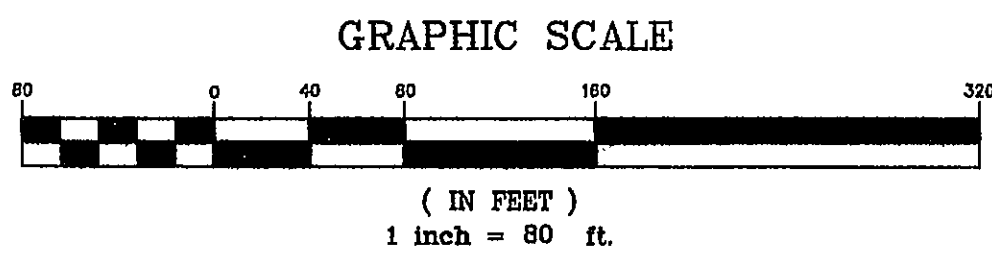
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

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 JUNE 16, 2010, AT 6:45 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON
[Signature]
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" 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. 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 TO B TO 4 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. 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. 386.
 10. TRACT "4-A" IS BEING CREATED FOR A "LINEAR TRANSPORTATION/FLOOD REDUCTION PROJECT. SEE CITY OF ROANOKE, VIRGINIA CODE SECTION 31.1 SUBDIVISIONS - APPENDIX A DEFINITIONS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	55.00'	167.04'	1051.63'	109.89'	S 82°13'33" W	174°00'44"
C2	25.00'	33.98'	20.20'	31.42'	S 33°22'18" W	77°52'28"
C3	232.30'	218.26'	117.94'	210.32'	N 80°46'28" W	53°50'00"
C4	856.61'	185.70'	83.11'	185.44'	N 59°23'58" W	11°05'00"



ROANOKE		OFFICE OF CITY ENGINEER		VIRGINIA	
ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING					
The Resubdivision of Tax #5210708 Part of Tract 4 - (5.7121 Acres) Property of Ryder Truck Rental, Inc. (Deed Book 907, Page 487 - Roanoke County) Creating Tract "4-A" - 1.7404 Acres & Tract "4-B" - 3.9717 acres situated at #3355 Aerial Way Drive, SW Roanoke, Virginia					
SCALE: 1" = 80'		APPROVED: <i>[Signature]</i> 5.24.10			
DATE: APR. 23, 2010		CITY ENGINEER			
PLAN NO.		SHEET 1 OF 1			

Plat #11