

KNOW ALL MEN BY THESE PRESENT, TO WIT:  
THAT WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT TO BE SUBDIVIDED. WE FURTHER CERTIFY THAT L.M.W., P.C. SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO THE CITY OF ROANOKE, VIRGINIA BY DEED RECORDED IN DEED BOOK 620 PAGE 486, MAP BOOK 1 PAGE 3254 (ROGERS RESERVATION), AT THE CITY OF ROANOKE, VIRGINIA.

THAT THE SAID OWNER CERTIFY THAT LOT A IS BOUNDED BY CORNERS 3 TO 6 TO 3 AND FURTHER MORE LOT B IS BOUNDED BY CORNERS 1 TO 8 TO 1. FURTHER MORE THE OWNERS CERTIFY THAT THE DEDICATION OF THE 20' INGRESS/EGRESS EASEMENT SHOWN HEREON LEADING FROM PENMAR AVENUE S.E. TO LOT A AND AS SHOWN ON THIS PLAT OF RESUBDIVISION OF THEIR OWN FREE WILL AND CONSENT.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 22 DAY OF June, 2010.

Christopher P. Morrill June 22, 2010  
CHRISTOPHER P. MORRILL (CITY MANAGER) DATE

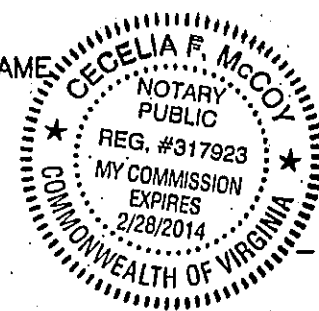
CITY OF ROANOKE  
(TRACT "B" ROGERS RESERVATION)  
T.P. 4130503

STATE OF VIRGINIA  
City OF Roanoke

I, Cecelia J. McCoy A NOTARY PUBLIC IN AND  
FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT  
Christopher P. Morrill  
OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED June 22, 2010. DID PERSONALLY APPEAR BEFORE ME  
IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME  
ON June 22, 2010.

MY COMMISSION EXPIRES 2/28, 2014



Cecelia J. McCoy #317923  
NOTARY PUBLIC REG. NUMBER

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE  
VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 24 DAY OF  
June, 2010, AND WITH THE CERTIFICATES OF DEDICATION  
AND ACKNOWLEDGMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT  
4:05 O'CLOCK P.M.

TESTEE: Brenda S. Hamilton  
CLERK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF  
THE CITY OF ROANOKE, VIRGINIA. THIS PLAT WAS  
PRESENTED ON THIS 24 DAY OF June  
2010, AND WITH THE CERTIFICATIONS OF DEDICATION  
AND ACKNOWLEDGMENTS THERETO ANNEXED IS  
ADMITTED TO RECORD AT 4:05 O'CLOCK P.M.

TESTEE: Brenda S. Hamilton CLERK  
BRENDA S. HAMILTON

**L M W** P.C.

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Roanoke, Virginia  
24013

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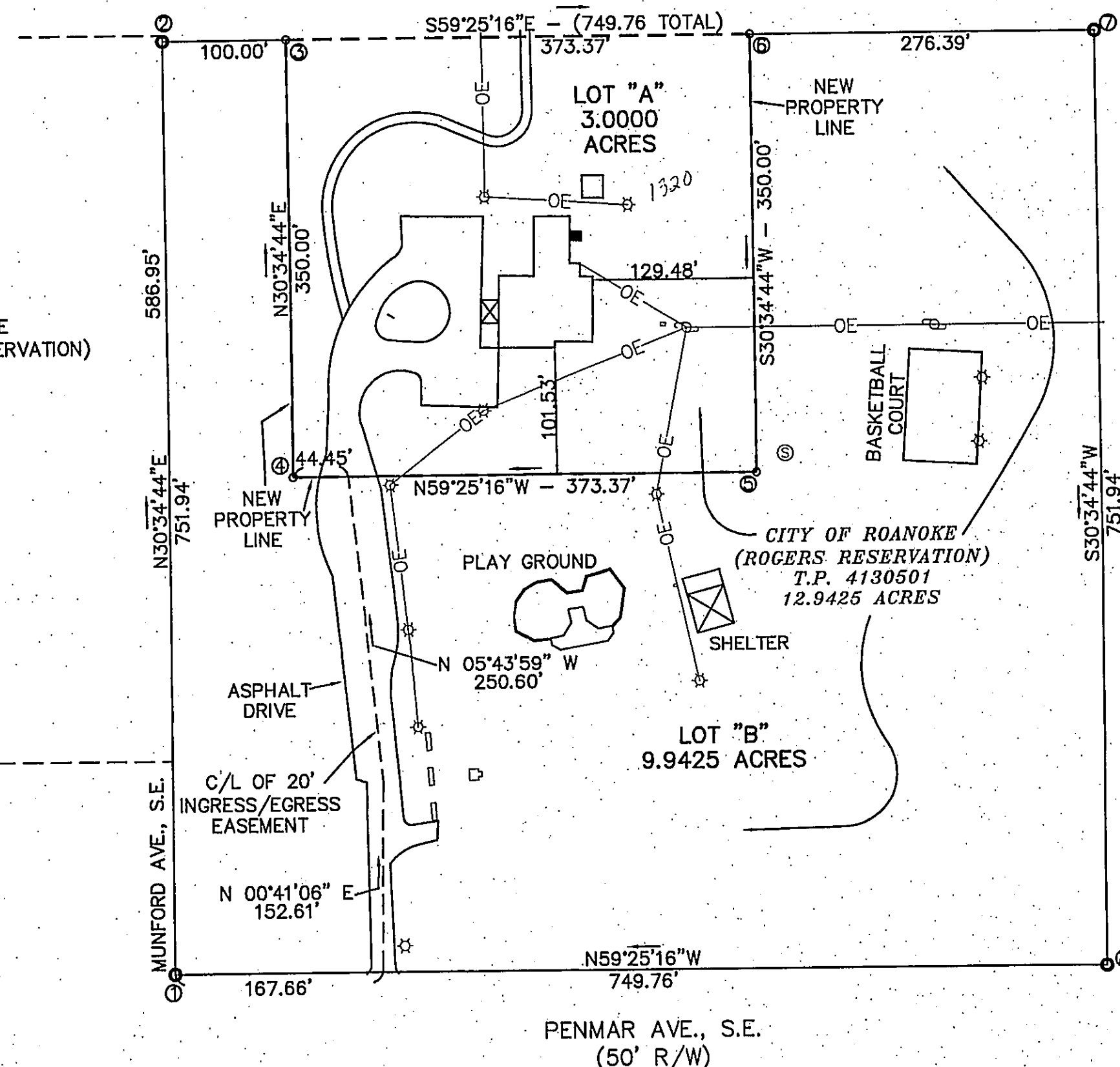
APPROVED:

SUBDIVISION AGENT  
CITY OF ROANOKE

6/23/2010

DATE

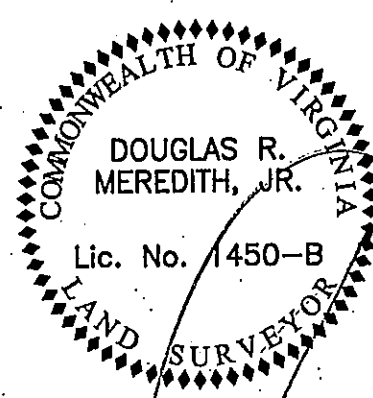
MORNINGSIDE ST., S.E.  
(35' R/W)



COORDINATE TABLE		
NO.	NORTHING	EASTING
1	3622398.4013	11068257.9133
2	3623045.7704	11068640.4444
3	3622994.8980	11068726.5374
4	3622693.5727	11068548.4839
5	3622503.6303	11068869.9291
6	3622804.9556	11069047.9826
7	3622664.3473	11069285.9384
8	3622016.9782	11068903.4073

GRAPHIC SCALE

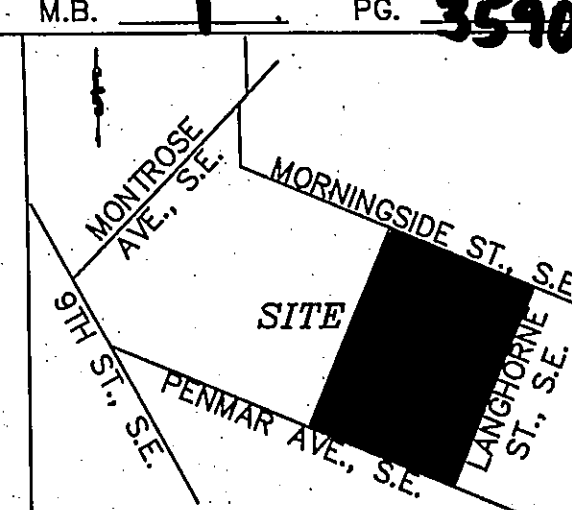
( IN FEET )  
1 inch = 100' ft.



I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 06-09-10

LEGEND  
— LOT A, PROPERTY LINE  
— SURVEYED PROPERTY LINE  
--- DEED LINE  
o SET REBAR  
o EXISTING IRON FOUND



VICINITY MAP  
NO SCALE

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
5. FEMA FLOOD ZONE: ZONE "X" COMMUNITY PANEL #51161C0168G, DATED SEPTEMBER 28, 2007.
6. LEGAL REFERENCE: TAX PARCEL 4130501, ROGERS RESERVATION M.B. 1 PG. 3254, D.B. 620 PG. 486.
7. THIS PLAT MAY OR MAY NOT CONFORM TO PREVIOUS DEEDS AND/OR PLATS OF RECORD.
8. THE RECORDATION OF THIS PLAT OF RESUBDIVISION 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.
9. THIS PLAT DEDICATES A 20' FOOT INGRESS/EGRESS EASEMENT CENTERED ALONG THE EXISTING DRIVEWAY FROM PENMAR AVE. S.E. TO THE LOT "A" PARCEL CREATED BY THIS PLAT.

PLAT OF SURVEY SHOWING  
THE RESUBDIVISION OF THE  
"ROGERS RESERVATION"  
PROPERTY OWNED BY  
THE CITY OF ROANOKE AND  
CREATING HEREON LOT "A"  
(3.0000 ACRES) AND LOT "B"  
(9.9425 ACRES) LOCATED ON  
PENMAR, AVE. S.E. AND IN THE  
CITY OF ROANOKE, VIRGINIA

COMM. 3735 SURVEYED: 04/08/10