

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
3-4	S 84°49'16" E	22.68'
7-8	N 85°05'27" W	13.50'
8-9	S 05°10'44" W	13.36'
9-10	N 84°49'16" W	12.27'

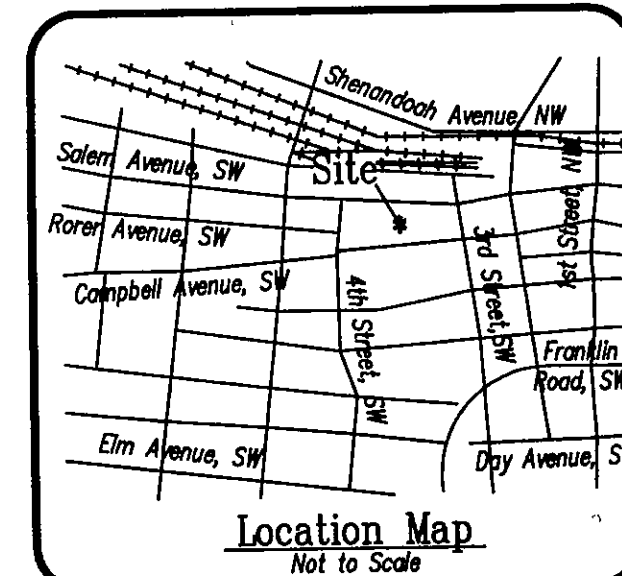
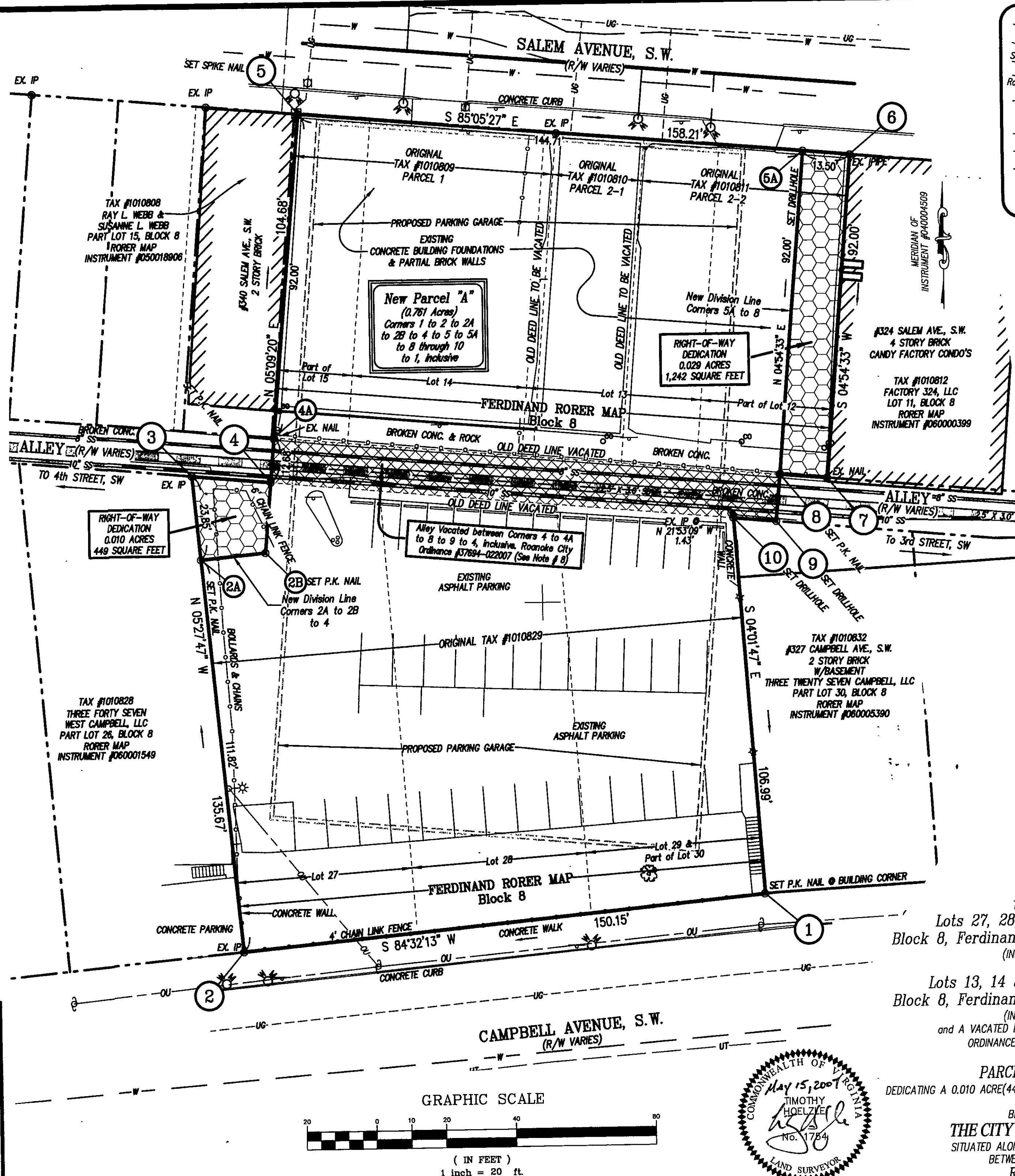
LINE TABLE		
0.010 ACRE PORTION FROM ORIGINAL TAX PARCEL #1010829 TO BE GRANT TO THE CITY OF ROANOKE FOR PUBLIC ROAD PURPOSES		
LINE	BEARING	DISTANCE
2A-2B	N 84°32'13" E	18.60'
2B-4	N 05°09'20" E	20.00'
4-3	N 84°49'16" W	22.68'
3-2A	S 05°27'47" E	23.85'

LINE TABLE		
0.029 ACRE PORTION FROM ORIGINAL TAX PARCEL #1010811 TO BE GRANT TO THE CITY OF ROANOKE FOR PUBLIC ROAD PURPOSES		
LINE	BEARING	DISTANCE
5A-6	S 85°05'27" E	13.50'
6-7	S 04°54'33" W	92.00'
7-8	N 85°05'27" W	13.50'
8-5A	N 04°54'33" E	92.00'

LINE TABLE		
0.043 ACRE PORTION OF ALLEYWAY TO BE VACATED AND MADE PART OF NEW PARCEL "A"		
LINE	BEARING	DISTANCE
4-4A	N 05°09'20" E	12.68'
4A-8	S 85°05'27" E	145.10'
8-9	S 05°10'44" W	13.36'
9-4	N 84°49'16" W	145.10'

LEGEND	
	CHAIN LINK FENCE
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	TELEPHONE PEDESTAL
	UTILITY POLE
	GAS VALVE
	GAS METER
	LIGHT
	SIGN
	SPOT ELEVATIONS
	BORE HOLE
	PAVEMENT
	CONCRETE
	SEWER CLEAN OUT

ABBREVIATIONS	
D.B.	DEED BOOK
P.G.	PAGE
CONC.	CONCRETE
AC.	ACRES
S.F.	SQUARE FEET
EX.	EXISTING
IP	IRON PIN
SS	SANITARY SEWER LINE
OU	OVERHEAD UTILITY
SD	STORMDRAIN LINE
UG	UNDERGROUND GAS LINE
UT	UNDERGROUND TELEPHONE
W	WATERLINE
INV.	INVERT
R/W	RIGHT-OF-WAY

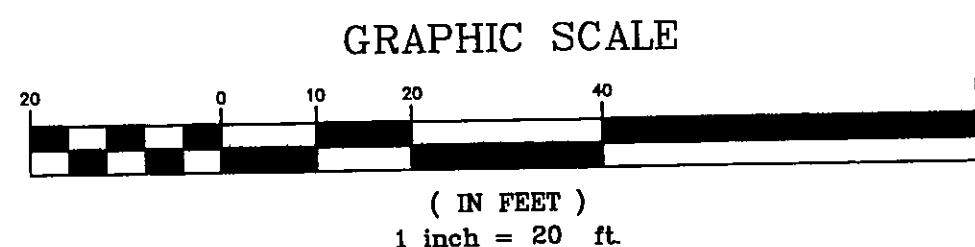
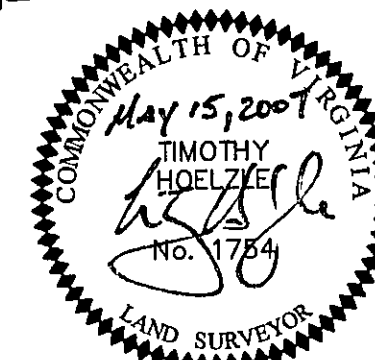


- NOTES:**
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #B10130 0042 F, MAP #B1161C0042 F, DATED FEB. 4, 2005 AND COMMUNITY PANEL #B10130 0046 D, MAP #B1161C0046 D, FLOOD ZONE "X", DATED OCT. 15, 1983.
 - 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.
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - PROPERTY CORNERS WERE FOUND OR SET AS INDICATED HEREON.
 - ELEVATIONS ARE BASED ON NGVD 29 VERTICAL DATUM.
 - THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES & LINES, SANITARY SEWER LINES, WATER, TELEPHONE, GAS AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, AVAILABLE UTILITY MAPS AND MARKINGS BY MISS UTILITY (TICKET #B603001732). ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
 - LEGAL REFERENCE: TAX #1010808, #1010810, #1010811 & TAX #1010829 - CITY OF ROANOKE - INSTRUMENT #040014522 & #050017893.
 - SEE ROANOKE CITY ORDINANCE #37694-022007, RESERVING AN EASEMENT WITHIN THE LIMITS OF THE VACATED PORTION OF ALLEYWAY, TO THE WESTERN VIRGINIA WATER AUTHORITY FOR TWO (2) SEWER LINES AND RELATED FACILITIES.
 - 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, VIRGINIA.
 - TOTAL BOUNDARY 0.800 ACRES LESS ALLEY DEDICATIONS OF 0.010 & 0.029 ACRES LEAVES 0.761 ACRES TOTAL FOR NEW PARCEL "A".

PLAT SHOWING
THE COMBINATION OF
Lots 27, 28, 29 and Part of Lot 30
Block 8, Ferdinand Rorer Map (0.422 ACRES/18,396 S.F.)
(INSTRUMENT #050017893)

AND
Lots 13, 14 and Part of Lots 12 & 15
Block 8, Ferdinand Rorer Map (0.335 ACRES/14,573 S.F.)
(INSTRUMENT #040014522)
and A VACATED PORTION OF AN ALLEY AS VACATED IN
ORDINANCE #37694-022007 (0.043 Acres)
CREATING NEW

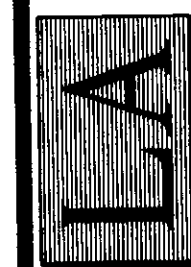
PARCEL "A" (0.761 ACRES) AND
DEDICATING A 0.010 ACRE(449 S.F.) & 0.029 ACRE (1,242 S.F.) PORTIONS FOR
RIGHT-OF-WAY
BEING THE PROPERTY OF
THE CITY OF ROANOKE, VIRGINIA
SITUATED ALONG SALEM & CAMPBELL AVENUE, SW
BETWEEN 3rd & 4th STREETS, SW
ROANOKE, VIRGINIA



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ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: January 15, 2007
COMM. NO.: 2007-013
SCALE: 1" = 20'
SHEET 2 OF 2