

03342rp01-layout

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REMAINING PORTION OF
TAX #77.18-05-02
PROPERTY OF
WEST VILLAGE, L.L.C.
INSTRUMENT # 200410838
REMAINING 9.497 ACRES (FROM RECORDS)
REMAINING 9.472 ACRES (ACTUAL)

0.053 AC (2,329 SF) BEING COMBINED WITH
TAX PARCEL # 77.18-05-02.02

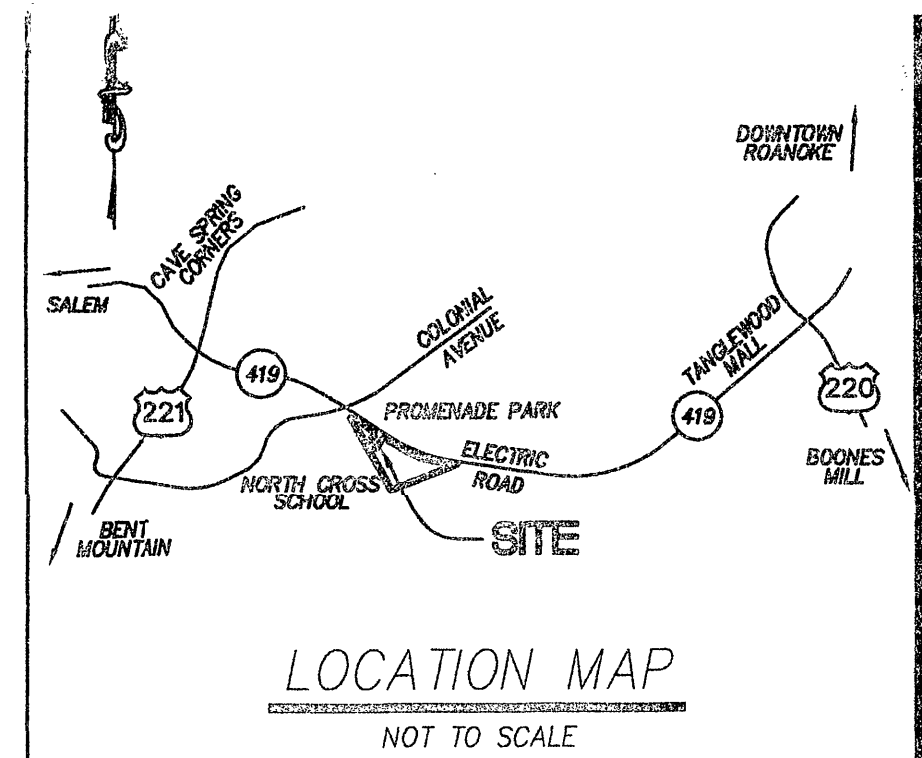
PROPERTY OF
NORTH CROSS SCHOOL, INC.
D.B. 654, PG. 38
D.B. 678, PG. 588

DEPARTMENT OF HIGHWAYS &
TRANSPORTATION PLANNING
PROJECT #019-080-101
SHEET #5

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5874.69118	4849.62480
2	5801.36484	4940.11517
3	5630.43771	4801.60915
4	5703.76405	4711.11879
1	5874.69118	4849.62480
AREA = 0.588 ACRE		

STORMWATER MANAGEMENT EASEMENT BOUNDARY		
LINE	BEARING	DISTANCE
A-B	S50°58'53"E	65.00'
B-C	S39°01'07"W	45.00'
C-D	S50°58'53"E	25.00'
D-E	S39°01'07"W	41.53'
E-F	S67°46'49"W	30.26'
F-G	N22°13'11"W	86.06'
G-A	N39°01'07"E	71.65'
AREA = 0.167 AC.		

LEGEND	
D.B.	DEED BOOK
PG.	PAGE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET



CENTERLINE OF 15' DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
DE1-DE2	S 38°31'40" W	29.40'
DE2-DE3	S 78°31'04" W	73.84'
DE3-DE4	S39°01'07"W	92.54'
DE4-DE5	S 10°48'56" E	60.27'

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WEST VILLAGE, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 25, 2004 FROM H & B ASSOCIATES, LLC RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN INSTRUMENT NUMBER 200410838, WHICH LAND IS SUBJECT TO A CREDIT LINE DEED OF TRUST TO WORTH HARRIS CARTER, JR. AND DAVID C. HELSCHER, TRUSTEES, SECURING FIRST NATIONAL EXCHANGE BANK, BENEFICIARY, DATED JUNE 2, 2004 AND RECORDED IN THE AFORESAID CLERK'S OFFICE FOR THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT # 200410839.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT HEREBY DEDICATES TO THE WESTERN VIRGINIA WATER AUTHORITY FOR PUBLIC USE THE NEW 12.5' WATERLINE EASEMENT AS SHOWN HEREON ALONG VIRGINIA ROUTE # 419.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 11th DAY OF MARCH, 2005.

WEST VILLAGE, L.L.C., OWNER

BY: David Vaughn
DAVID VAUGHN, MEMBER

FIRST NATIONAL EXCHANGE BANK, BENEFICIARY

BY: Worth Harris Carter, Jr.
WORTH HARRIS CARTER, JR., PRESIDENT

BY: Worth Harris Carter, Jr.
WORTH HARRIS CARTER, JR., TRUSTEE

BY: David C. Hellscher
DAVID C. HELSCHER, TRUSTEE

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DAVID VAUGHN, MEMBER, OF WEST VILLAGE, L.L.C., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MARCH 2, 2005 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 11, 2005.

MY COMMISSION EXPIRES January 31, 2009

Vetta W. Bayse
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, Bonnie L. Clayton, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DAVID C. HELSCHER, TRUSTEE FOR FIRST NATIONAL EXCHANGE BANK, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MARCH 2, 2005 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 11, 2005.

MY COMMISSION EXPIRES 12-31-06

Bonnie L. Clayton
NOTARY PUBLIC

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 SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS SET AT CORNERS UNLESS OTHERWISE NOTED.
4. THE INTENT OF THIS PLAT IS TO CREATE NEW TRACT "B", 25,623 S.F. - 0.588 AC. PARCEL BOUNDED BY CORNERS 1 TO 4 TO 1 INCLUSIVE.
5. THE WEST VILLAGE OWNERS ASSOCIATION SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER MANAGEMENT AREA SHOWN HEREON.
6. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN 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 COMMUNITY PANEL NUMBER 510130 0062 D, MAP NUMBER 51161C0066 D, DATED OCTOBER 15, 1993, ZONE X.
7. THE PROPERTY LINES BETWEEN CORNERS 2, 3 AND 4 ARE NEW DIVISION LINES.
8. IRON PINS WITH YELLOW LAPC CAPS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

STATE OF VIRGINIA

COUNTY OF HENRY

I, Bobbie A. Salain, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT WORTH HARRIS CARTER, JR., PRESIDENT OF FIRST NATIONAL EXCHANGE BANK, BENEFICIARY AND WORTH CARTER HARRIS, JR., TRUSTEE, WHOSE NAME IS SIGNED AS BENEFICIARY AND TRUSTEE, TO THE FOREGOING WRITING DATED MARCH 4, 2005 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 4, 2005.

MY COMMISSION EXPIRES August 31, 2006

Bobbie A. Salain
NOTARY PUBLIC

APPROVAL:

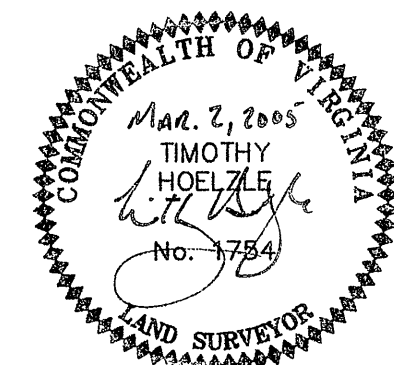
John J. Murphy
AGENT, ROANOKE COUNTY PLANNING COMMISSION

3-15-05
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 15, 2005, AT 11:35 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW

Steven A. McGraw
DEPUTY CLERK



THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 28 PAGE 108, INSTRUMENT NUMBER 200423116 OF THE PUBLIC RECORDS OF ROANOKE COUNTY, VIRGINIA

PLAT SHOWING THE
RESUBDIVISION OF THE PROPERTY OF
WEST VILLAGE, L.L.C.
INSTRUMENT # 200410838

BEING
TRACT "B" AND REMAINING PROPERTY AS SHOWN
IN P.B. 28 PG. 108, INSTRUMENT #200423116
CREATING HEREON NEW

TRACT B (0.588 ACRE)

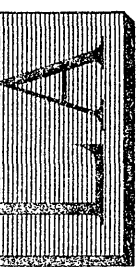
AND LEAVING A REMAINING 9.472 AC. TRACT
SITUATED ALONG ELECTRIC ROAD (ROUTE #419)

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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



DATE: March 2, 2005
COMM. NO.: 2003-342
SCALE: 1" = 50'
SHEET 1 OF 1

P.B. 28, PG. 163

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