

SOURCE OF TITLE: (TM# 36.16-1-11)
THE COUNTY SCHOOL BOARD OF ROANOKE COUNTY, VIRGINIA
D.B. 867, PG. 705
(CIRCUIT COURT CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA)

SOURCE OF TITLE: (TM# 36.16-1-11.1)
THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA
D.B. 1222, PG. 1989
(CIRCUIT COURT CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA)

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE COUNTY SCHOOL BOARD OF ROANOKE COUNTY, VIRGINIA AND THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENTS RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 867 PAGE 705 AND DEED BOOK 1222, PAGE 1989.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE PARCEL OF LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR THE USE AS PUBLIC WATER AND SEWER EASEMENTS.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

[Signature] 2-24-05
THE COUNTY SCHOOL BOARD OF ROANOKE COUNTY, VIRGINIA DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

COUNTY/CITY OF Roanoke

I, Brenda F. Chastain, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 24 DAY OF February, 2005.
MY COMMISSION EXPIRES: 11/31/2007

[Signature]
NOTARY PUBLIC

[Signature] 2-23-05
THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

COUNTY/CITY OF Roanoke

I, Wanda G. Riley, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 23rd DAY OF Feb., 2005.
MY COMMISSION EXPIRES: Feb. 28, 2007

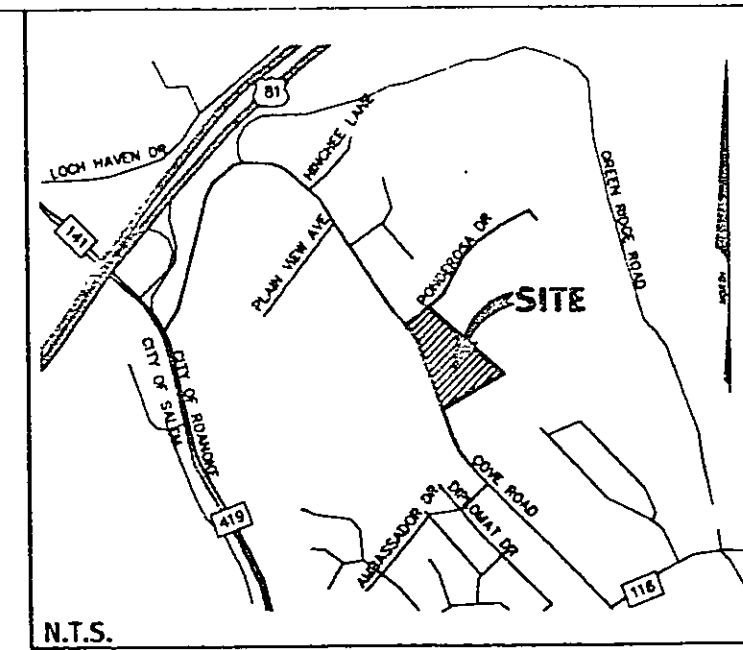
[Signature]
NOTARY PUBLIC

[Signature] 3/1/05
AGENT TO THE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 16:06 O'CLOCK P.M. ON THE 15 DAY OF March, 2005.

TESTE: STEVEN A. MCGRAW
CLERK

BY: *[Signature]*
DEPUTY CLERK



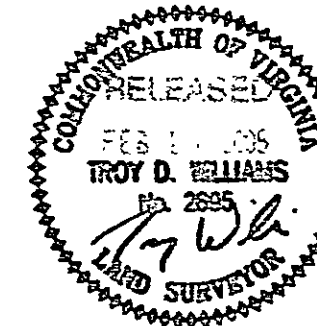
N.T.S.
VICINITY MAP

NOTES:

1. THIS DRAWING HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THIS PROPERTY IS LOCATED IN ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP DATED OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON THE CURRENT FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS
4. ALL EXISTING INTERIOR LOT LINES HEREBY VACATED
5. UTILITIES ARE OVERHEAD AND UNDERGROUND.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
7. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY 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.
8. THE 30' INGRESS/EGRESS EASEMENT SERVING PARCEL 2 IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY, IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION IN THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
9. ORIGINAL TAX MAP NUMBER 36.16-1-11.1 IS TO BE ADDED AND COMBINED WITH PARCEL 1 (NEW TAX MAP NUMBER 36.16-1-11.1) AND AREA DEDICATED FOR ROADWAY PURPOSES AND IS NOT TO BE USED AS A SEPARATE BUILDING LOT.
10. THE OWNER OF PARCEL 1 SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORM WATER MANAGEMENT FACILITY AS SHOWN ON THIS PLAT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 70°05'49" E	24.92
L2	N 19°20'04" W	30.00
L3	N 34°03'22" W	23.48
L4	N 34°03'22" W	22.21
L5	N 78°19'48" W	40.01
L6	N 33°11'11" W	43.78
L7	S 57°34'21" W	215.32
L8	S 27°15'35" W	110.64
L9	S 45°37'20" E	254.15
L10	S 48°07'44" E	242.41
L11	S 48°07'44" E	50.76
L12	S 72°22'42" E	341.64
L13	S 21°13'10" E	367.69
L14	S 43°13'56" E	12.33
L15	S 34°59'24" W	165.99

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	14°43'19"	253.09	985.00	252.39 N 26°41'43" W
C2	13°03'39"	59.27	260.00	59.14 S 64°08'10" W



2005-3801

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PLAT SHOWING DIVISION OF THE PROPERTY OF
THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA AND
THE COUNTY SCHOOL BOARD OF ROANOKE COUNTY, VIRGINIA
CATAWBA MAGISTERIAL DISTRICT, ROANOKE COUNTY VIRGINIA

PROJECT NO. 20040857
G.L. NO. 260-01-00.0
FILE NO. SM-10680
DATE: 1-19-2005
DRAWN BY: CRL
CHECKED BY: TDW

HURT & PROFFITT

SHEET NO.
1 OF 2

PG. 28 / PG. 165/67