

## KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROBERT A. ENGLISH IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 10 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LANDS CONVEYED TO SAID OWNER BY WILL DATED JANUARY 11, 1978 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN W.B. 39, PG. 1617 AND BY DEED DATED NOVEMBER 22, 1999 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN D.B. 1642, PG. 689 AND BY ORDINANCE DATED NOVEMBER 19, 1996 VACATING AND CLOSING A 50' (UNIMPROVED RIGHT-OF-WAY) KNOWN AS PETTIT AVENUE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN D.B. 1526, PG. 1733.

THAT MARY D. TAYLOR IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 11 THROUGH 15 TO 11, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 1, 1999 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN D.B. 1635, PG. 104.

THE SAID OWNER, ROBERT A. ENGLISH, DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES IN FEE SIMPLE ALL OF THE SANITARY SEWER EASEMENTS AND 5' X 15' WATERLINE EASEMENT SHOWN HEREON WITHIN THE BOUNDARY TO THE "WESTERN VIRGINIA WATER AUTHORITY" AND DEDICATES IN FEE SIMPLE TO ROANOKE COUNTY THE NEW 15' AND 20' DRAINAGE EASEMENTS.

THE SAID OWNER, ROBERT A. ENGLISH, CERTIFIES THAT HE IS THE FEE SIMPLE OWNER OF ADJOINING ROANOKE COUNTY TAX PARCELS #26.12-01-03, #26.12-01-05 & #26.12-01-06 AND HEREBY DEDICATES THE 10' WIDE PORTION OF THE NEW 20' SANITARY SEWER EASEMENT AS SHOWN HEREON TO THE "WESTERN VIRGINIA WATER AUTHORITY" AND DEDICATES IN FEE SIMPLE TO ROANOKE COUNTY THE NEW 15' DRAINAGE EASEMENT.

THAT ROBERT A. ENGLISH & NANCY S. ENGLISH, ARE THE FEE SIMPLE OWNER OF ADJOINING ROANOKE COUNTY TAX PARCEL #26.12-01-07 AND HEREBY DEDICATES THE 10' X 10' PORTION OF THE NEW 20' SANITARY SEWER EASEMENT AS SHOWN HEREON TO THE "WESTERN VIRGINIA WATER AUTHORITY".

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

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF 2005.

BY: Robert A. English  
ROBERT A. ENGLISH, OWNER  
BY: Nancy S. English  
NANCY S. ENGLISH, OWNER  
BY: Mary D. Taylor  
MARY D. TAYLOR, OWNER

## NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN NOT VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510190 0022 D, MAP NUMBER 51161C0022D, DATED OCTOBER 15, 1993. ZONE "X".
5. 0.652 ACRE, PORTION OF ORIGINAL TAX # 26.12-01-02, BOUNDED BY CORNERS 11 THRU 14 TO A TO B TO 2 TO C TO D TO 11, INCLUSIVE TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX # 26.12-01-01 CREATING HEREON NEW LOT 8-A3 (1.000 AC.).
6. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR 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 OR RE-SUBDIVISION.
7. THE 20' RIGHT-OF-WAY SERVING THIS LOT 8-A3 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 INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
8. PRIVATE 10' WATERLINE EASEMENT SERVING LOT 8-A3 TO BE SITUATE 5' EITHER SIDE OF WATERLINE AS CONSTRUCTED OUTSIDE OF NEW 15' DRAINAGE EASEMENT.
9. SEE D.B. 1001, PG. 543 FOR WATER RIGHTS.

## STATE OF VIRGINIA

County of Roanoke

I, Janet J. Uhl, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT ROBERT A. ENGLISH & NANCY S. ENGLISH, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 28, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 28, 2005.

MY COMMISSION EXPIRES ON January 31, 2008

Janet J. Uhl  
NOTARY PUBLIC

## STATE OF VIRGINIA

County of Roanoke

I, Janet J. Uhl, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT MARY D. TAYLOR, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 28, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 28, 2005.

MY COMMISSION EXPIRES ON January 31, 2008

Janet J. Uhl  
NOTARY PUBLIC

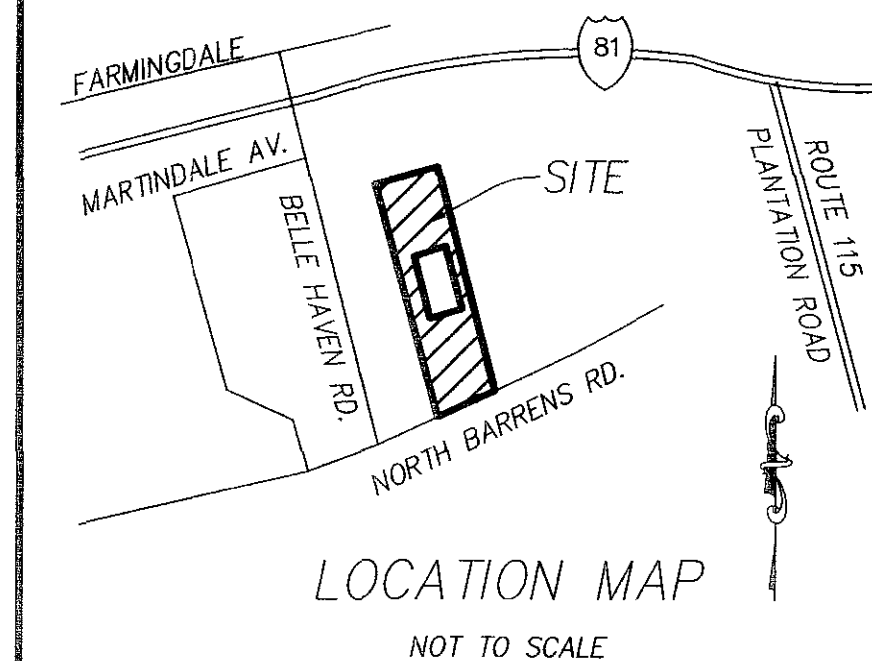
## BOUNDARY COORDINATES

ASSUMED DATUM

CORNER	NORTHING	EASTING
1	5000.00000	5000.00000
2	5213.59968	4811.24439
3	5566.92452	4422.94546
4	5702.84652	4546.62497
5	5720.26261	4528.68954
6	5735.05867	4542.15291
7	5719.17922	4558.50589
8	5700.88986	4578.62542
9	5400.33620	4878.82957
10	5114.03031	5128.73682
1	5000.00000	5000.00000

3.495 ACRES TOTAL

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

NOT TO SCALE

## LEGEND

EX.	EXISTING
D.B.	DEED BOOK
W.B.	WILL BOOK
P.B.	PLAT BOOK
PG.	PAGE
INST.	INSTRUMENT
AC.	ACRES
R/W	RIGHT-OF-WAY
IP	IRON PIN
W.L.E.	WATERLINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT



PLAT SHOWING THE SUBDIVISION  
OF THE  
PROPERTY OF  
**ROBERT A. ENGLISH**

LOT 8-A (3.148 AC.)  
(P.B. 22, PG. 138)

AND COMBINING THE  
PROPERTY OF

**MARY D. TAYLOR**

TAX #26.12-01-01 (0.348 AC.)  
(P.B. 22, PG. 138)

CREATING HEREON NEW

**LOT 8-A1 (0.505 AC.),  
LOT 8-A2 (1.990 AC.)  
& LOT 8-A3 (1.000 AC.)**

SITUATED ALONG NORTH BARRENS ROAD  
HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

## APPROVAL:

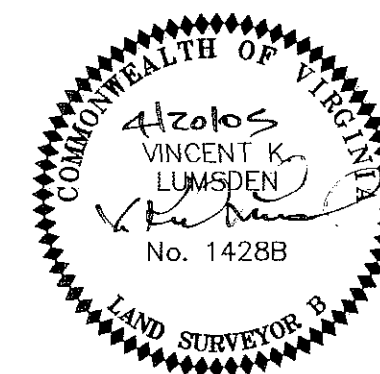
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

## CLERK'S CERTIFICATE:

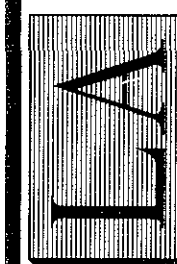
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS DAY OF 2005, AT O'CLOCK M.

TESTEE: STEVEN A. McGRAW, CLERK

DEPUTY CLERK



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



DATE: April 20, 2005  
COMM. NO.: 04-269  
SCALE: 1" = 60'  
SHEET 1 OF 1

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

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