

05217rp-layout1.plt  
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KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE ROANOKE VARO FEDERAL CREDIT UNION, dba/FEDSTAR FEDERAL CREDIT UNION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 4A TO 7 INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO ROANOKE VARO FEDERAL CREDIT UNION BY DEED DATED MARCH 18, 1993 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1679, PAGE 28.

THAT THE FEDSTAR FEDERAL CREDIT UNION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 4A TO 5 THRU 7 INCLUSIVE TO 4A, WHICH COMPRISES ALL OF THE LAND CONVEYED TO FEDSTAR FEDERAL CREDIT UNION BY DEED DATED JUNE 9, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #050008992.

THE SAID OWNERS CERTIFIES THAT THEY HAVE COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF ITS PLAT, GRANTS UNTO THE WESTERN VIRGINIA WATER AUTHORITY A 20' PUBLIC SANITARY SEWER EASEMENT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 6<sup>th</sup> DAY OF December, 2005.

FEDSTAR FEDERAL CREDIT UNION

*William C. Martin* <sup>SATIRIM</sup>  
ITS PRESIDENT

*William C. Martin*  
PRINTED NAME

STATE OF VIRGINIA

CITY OF ROANOKE

I, NETTA W. BAYSE, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT FOR FEDSTAR FEDERAL CREDIT UNION, DONNA M. HARRIS, ITS PRESIDENT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 1, 2005 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 6, 2005.

MY COMMISSION EXPIRES JANUARY 31, 2009

*Netta W. Bayse*  
NOTARY PUBLIC

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 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.
- IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0041 F, MAP #51161C0041F, DATED FEBRUARY 4, 2005, ZONE "X".
- THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
- OLD DEED LINES WITHIN THE BOUNDARY AS SHOWN HEREON TO BE VACATED.
- LEGAL REFERENCE : D.B. 1679 PG. 28 AND INSTRUMENT # 050008992
- 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.

Tax #6110146  
Property of  
NAJI H. KARIM  
Instrument #030010247

Tax #6110149  
Property of  
BARRY R. LEE &  
LINDA M. LEE  
Deed Book 1424, Page 22

Tax #6110148  
Property of  
FEDSTAR FEDERAL CREDIT UNION  
Instrument #050008992  
0.219 AC.

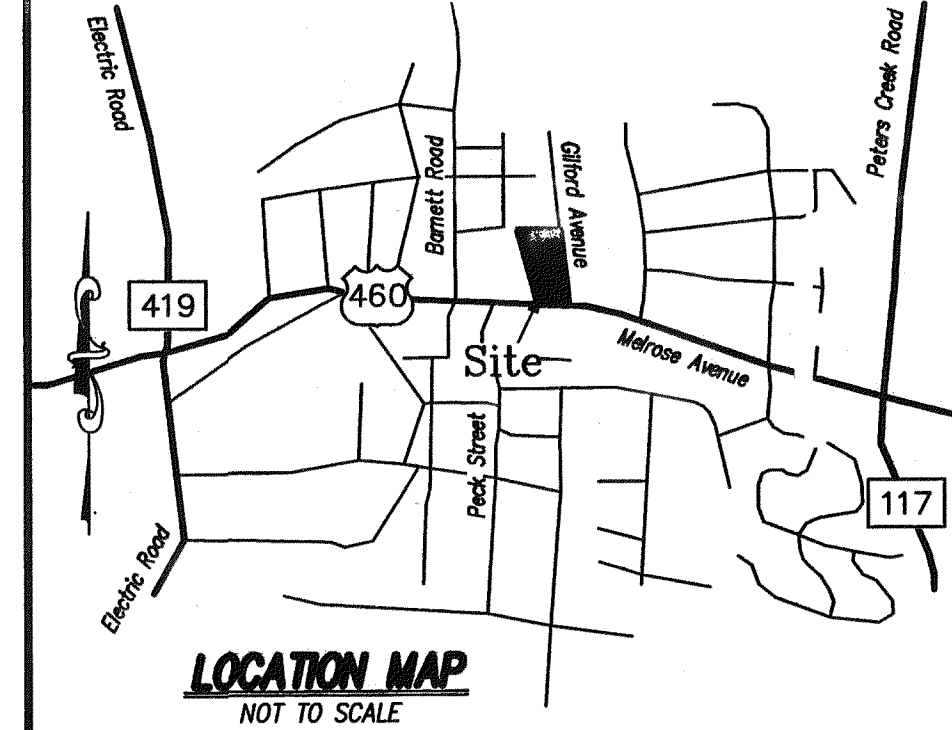
New  
Lot 'A'  
1.038 Acres

Tax #6110147  
Property of  
ROANOKE VARO  
FEDSTAR FEDERAL  
CREDIT UNION  
Deed Book 1679, Page 28  
0.819 AC.

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

Legend	
←	Directional Arrow
⊙	Sanitary Sewer Manhole
⊙	Existing Property Monument
⊙	Utility Pole
⊙	Property Corner
⊙	Number of Parking Spaces
⊙	Handi-Cap Parking



BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	5016.48087	5146.16804
2	4989.35932	5126.96767
3	4995.23509	5045.90033
4	5000.00143	5000.00376
5	5300.78445	4956.48163
6	5295.42293	5107.49651
7	5231.09146	5116.80502
1	5016.48087	5146.16804
Total Area = 45,236 S.F. / 1.038 Acres		

ABBREV.	DESCRIPTION
APCO	Appalachian Power Company
D.B.	Deed Book
INST.	Instrument
OHE	Overhead Electric
OHE&T	Overhead Electric & Telephone
OT	Overhead Telephone
SS	Sanitary Sewer Line
AC	Acres

APPROVED:

*Brian Townsend*  
AGENT, ROANOKE CITY PLANNING COMMISSION

12-7-05  
DATE

*Phyllis C. Scrimm*  
CITY ENGINEER, ROANOKE, VIRGINIA

12-07-05  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON December 9, 2005, AT 1:58 O'CLOCK P.M.

TESTES: *Brenda S. Hamilton*  
*Cindy Hancock*  
DEPUTY CLERK

PLAT OF SURVEY  
COMBINING  
PART OF SECTION 1,  
WOODSON ADDITION (0.819 AC.)  
D.B. 1679, PG. 28

PROPERTY OF  
ROANOKE VARO FEDERAL CREDIT UNION  
dba/FEDSTAR FEDERAL CREDIT UNION

AND A  
0.21 AC. PARCEL,  
WOODSON ADDITION (0.219 AC.)  
INST. # 050008992

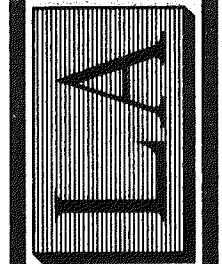
PROPERTY OF  
FEDSTAR FEDERAL CREDIT UNION

CREATING HEREON NEW  
"LOT A" (1.038 AC.)

SITUATED AT THE INTERSECTION OF  
MELROSE AVENUE N.W. AND GILFORD AVE. N.W.  
ROANOKE, VIRGINIA



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



DATE: December 1, 2005  
COMM. NO.: 05-217  
SCALE: 1" = 30'  
SHEET 1 OF 1

M.B. \_\_\_\_\_, PG. \_\_\_\_\_