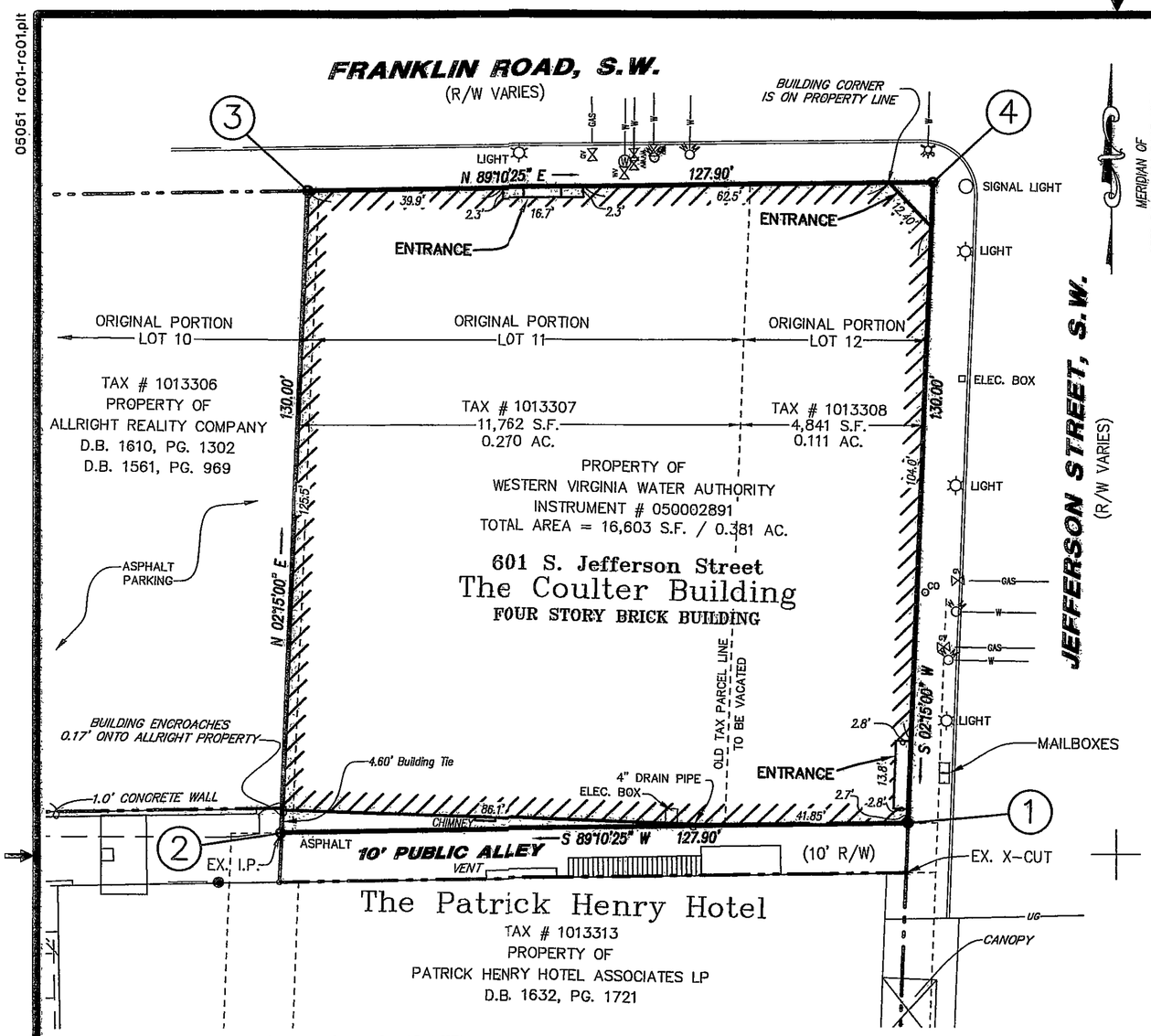
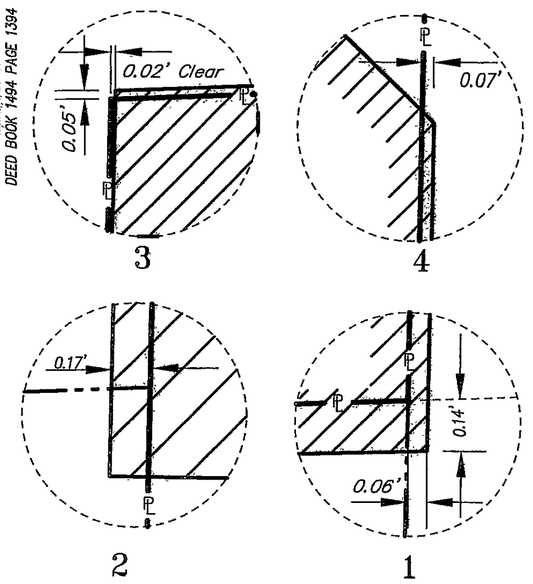
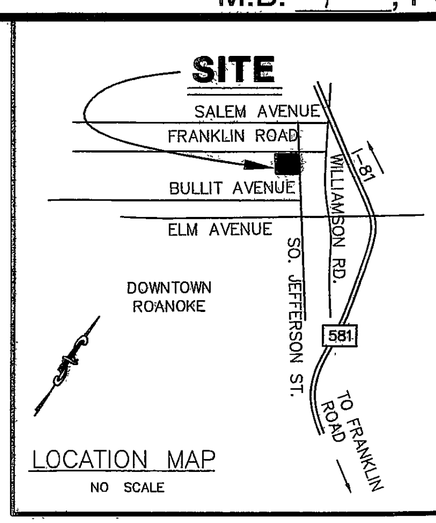
M.B. 1 , PG. 2861

05051 rc01-rc01.plt





TIES FROM EXISTING BUILDING CORNERS TO PROPERTY LINES



LOCATION MAP
NO SCALE

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	5131.44321	5547.67579
2	5129.59854	5419.78910
3	5259.49832	5424.89287
4	5261.34298	5552.77957
1	5131.44321	5547.67579
TOTAL AREA = 16,603 S.F. / 0.381 AC.		

SYMBOL LEGEND	
GV	GAS VALVE
WV	WATER VALVE
	WATER MANHOLE
	FIRE HYDRANT
SCO	SEWER CLEAN-OUT

LEGEND	
R/W	RIGHT OF WAY
W	WATER
GAS	GAS
EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
I.P.	IRON PIN
AC.	ACRE

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE WESTERN VIRGINIA WATER AUTHORITY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 28, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #050002891.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 30th DAY OF MARCH, 2005.

WESTERN VIRGINIA WATER AUTHORITY

Michael McEvoy
MICHAEL MCEVOY, ITS EXECUTIVE DIRECTOR OF WASTEWATER OPERATIONS

STATE OF VIRGINIA

City OF Roanoke

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT MICHAEL MCEVOY, ITS EXEC. DIRECTOR, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED MARCH 8, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 30, 2005.

MY COMMISSION EXPIRES January 31, 2009

Vetta W. Bayse
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 WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. 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 0046 D, MAP # 51161C0046 D, DATED OCTOBER 15, 1993. ZONE "X".
5. 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.
6. OLD DEED LINES WITHIN THE BOUNDARY AS SHOWN HEREON TO BE VACATED.
7. THE RECORDATION OF THE 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.

APPROVED:

Brian Townsend — 3/30/05
AGENT, ROANOKE CITY PLANNING COMMISSION — DATE

David C. Hunter — 3/30/05
CITY ENGINEER, ROANOKE, VIRGINIA — 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 March 31, 2005, AT 2:35 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

Kathy Clark
DEPUTY CLERK

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
Mar. 8, 2005
TIMOTHY HOELZER
No. 1754
LAND SURVEYOR

PLAT OF SURVEY FOR
WESTERN VIRGINIA WATER AUTHORITY
COMBINING PORTIONS OF LOTS 10, 11(0.270 AC.) AND 12(0.111 AC.), BLOCK 7 SHEET 2, OF CITY OFFICIAL SURVEY
CREATING HEREON
LOT 11A (0.381AC.)
SITUATED AT THE INTERSECTION OF
JEFFERSON STREET AND FRANKLIN ROAD, S.W.
ROANOKE, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

LA

DATE: March 8, 2005
COMM. NO.: 05-051
SCALE: 1"=20'
SHEET 1 OF 1

f:\2005\05051\sur\05051 ro01.dwg

M.B. PG.