

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT L & M PROPERTIES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 21, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN INSTRUMENT #050020975.

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 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 CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF, IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 13TH DAY OF July 2021.

OWNER: L & M PROPERTIES, LLC

BY: John H. Lipscomb Member
(PRINTED NAME) IT'S
(SIGNATURE)

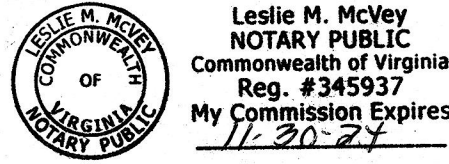
STATE OF VIRGINIA

City of Roanoke

I, Leslie M. McVey, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT John Lipscomb FOR L & M PROPERTIES, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON July 8 2021.

MY COMMISSION EXPIRES 11/30/24 REGISTRATION # 345937

NOTARY PUBLIC



BOUNDARY COORDINATES ORIGIN OF COORDINATES (Virginia State Plane, Roanoke 2000 Adjustment)		
CORNER	NORTHING	EASTING
1	3625070.00345	11044251.74973
2	3625518.53024	11044547.59724
3	3625275.95412	11044915.36067
4	3624794.92838	11044690.45365
5	3624853.85172	11044564.42982
6	3624932.71067	11044433.49094
1	3625070.00345	11044251.74973
TRACT 7 - 6.0019 AC. (261,445 S.F.)		

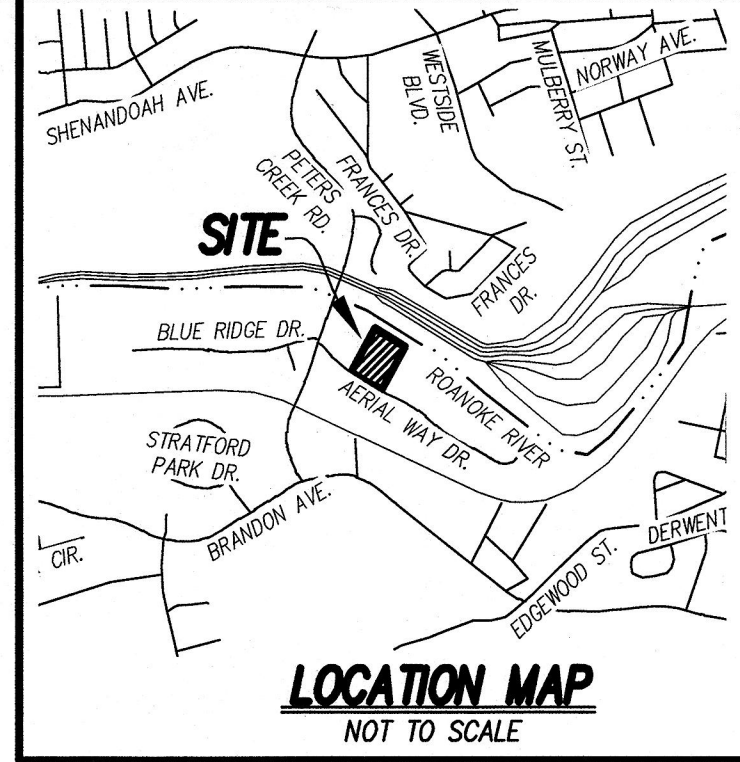
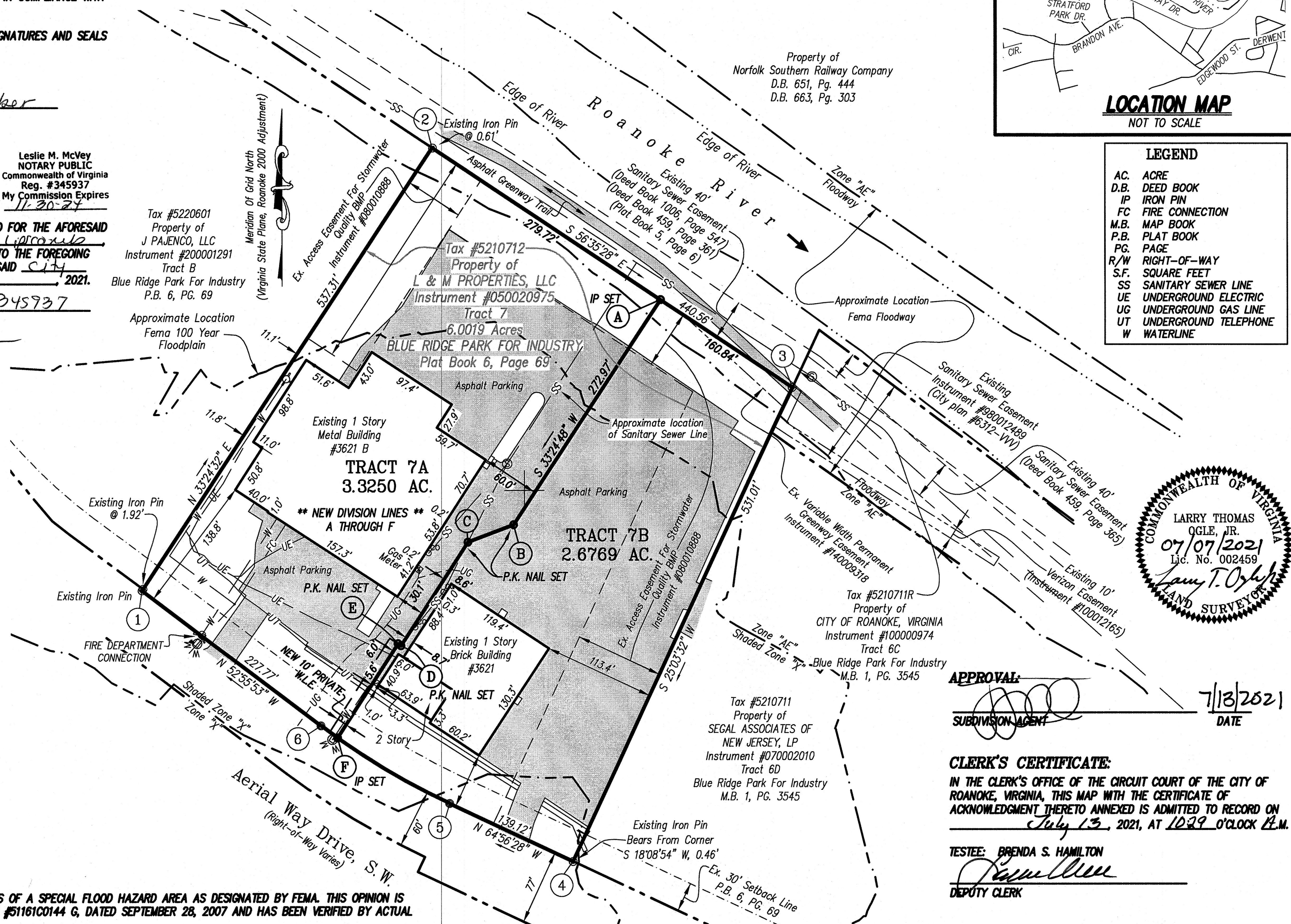
NEW DIVISION LINE COORDINATES ORIGIN OF COORDINATES (Virginia State Plane, Roanoke 2000 Adjustment)		
CORNER	NORTHING	EASTING
A	3625364.51515	11044781.09556
B	3625136.66530	11044630.78032
C	3625119.04418	11044584.05776
D	3625014.14642	11044515.16605
E	3625016.05123	11044512.28680
F	3624920.39111	11044450.29745

NEW DIVISION LINE BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
A-B	S 33°24'48" W	272.97'
B-C	S 69°20'11" W	49.93'
C-D	S 33°17'42" W	125.50'
D-E	N 56°30'46" W	3.45'
E-F	S 32°56'38" W	113.99'

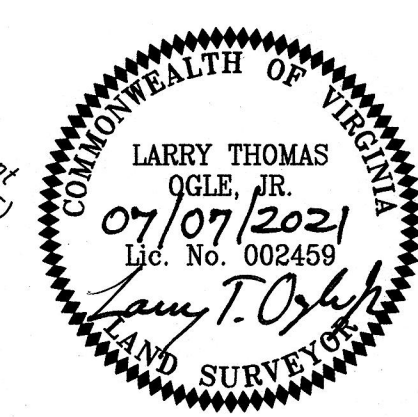
NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0144 G, DATED SEPTEMBER 28, 2007 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, ZONE "AE" & "X" (SHADED & UNSHADED).
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
5. 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.
6. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE 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 LINES FROM CORNERS A THROUGH F ARE NEW DIVISION LINES.
8. FOR CLARITY PURPOSES NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.
9. AS SHOWN ON THIS PLAT, CERTAIN UTILITY INSTALLATIONS (I.E. WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND GAS) SERVE BOTH TRACT 7A AND TRACT 7B, SEE DEED OF DECLARATION OF RESTRICTIVE COVENANTS DATED JUNE 14, 2021.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
5-6	731.15'	153.13'	76.85'	152.85'	N 58°56'28" W
5-F	731.15'	132.29'	66.33'	132.11'	N 59°45'28" W
F-6	731.15'	20.84'	10.42'	20.84'	N 53°45'28" W



LEGEND	
AC.	ACRE
D.B.	DEED BOOK
IP	IRON PIN
FC	FIRE CONNECTION
M.B.	MAP BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SS	SANITARY SEWER LINE
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS LINE
UT	UNDERGROUND TELEPHONE
W	WATERLINE



APPROVAL:

SUBDIVISION AGENT

7/13/2021
DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON July 13, 2021, AT 10:29 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

DEPUTY CLERK

PLAT SHOWING THE RE-SUBDIVISION OF
TRACT 7, MAP OF BLUE RIDGE PARK FOR INDUSTRY
P.B. 6, PG. 69
PROPERTY OF
L & M PROPERTIES, LLC
INSTRUMENT #050020975
CREATING
**TRACT 7A (3.3250 AC.) &
TRACT 7B (2.6769 AC.)**
SITUATED AT #3621 AERIAL WAY DR., S.W.
CITY OF ROANOKE

