

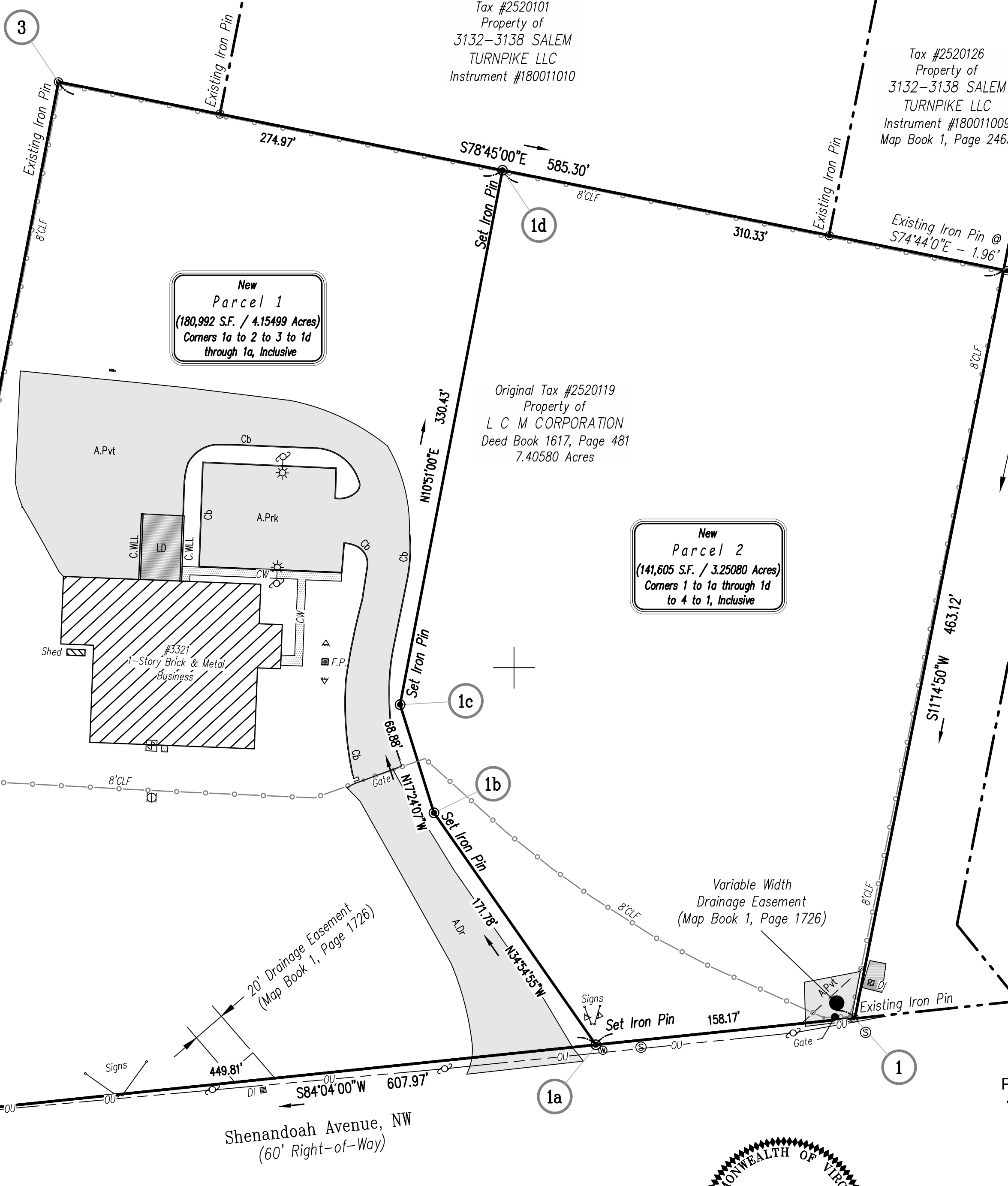
ABBREVIATIONS	DESCRIPTION
A.Dr	Asphalt Drive
A.Prk	Asphalt Parking
A.Pvt	Asphalt Pavement
Cb	Curb
CLF	Chainlinked Fence
C.Pvt	Concrete Pavement
CW	Concrete Walk
C.WLL	Concrete Wall
DI	Storm Drop Inlet
F.P.	Flag Pole
LD	Loading Dock
OU	Overhead Utilities

SYMBOL LEGEND	
	Existing Property Monument
	Property Corner
	Gas Meter
	Gas Valve
	Water Manhole
	Sanitary Sewer Manhole
	Utility Pole
	Street/Parking Light
	Yard Light

Tax #2640313
Property of
THE ROSENBERG
FAMILY FUND LP
Instrument #120013253

Pattern Legend	
	Asphalt (Road/Parking)
	Gravel (Road/Parking)
	Concrete
	Building

Linetype Legend	
Linetype	Description
	Chain Link Fence



New Parcel 1
(180,992 S.F. / 4.15499 Acres)
Corners 1a to 2 to 3 to 1d
through 1a, Inclusive

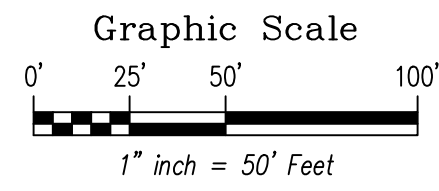
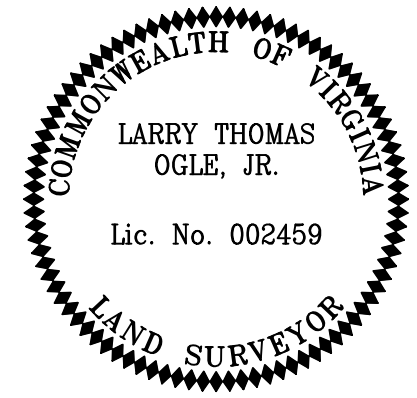
New Parcel 2
(141,605 S.F. / 3.25080 Acres)
Corners 1 to 1a through 1d
to 4 to 1, Inclusive

Tax #2520101
Property of
3132-3138 SALEM
TURNPIKE LLC
Instrument #180011010

Tax #2520126
Property of
3132-3138 SALEM
TURNPIKE LLC
Instrument #180011009
Map Book 1, Page 2463

Tax #2520123
Property of
WCS PROPERTIES, INC.
Instrument #140000949
Parcel 1A-1_A, Trout Land
Instrument #140006508 (Plat)

Original Tax #2520119
Property of
L C M CORPORATION
Deed Book 1617, Page 481
7.40580 Acres



PRELIMINARY

PLAT SHOWING THE SUBDIVISION OF A
7.40580 ACRE PARCEL
BEING A SUBDIVISION OF
ORIGINAL TAX #2520119
PROPERTY OF
LCM CORPORATION
DEED BOOK 1617, PAGE 481
CREATING HEREON NEW
PARCEL 1 (4.15499 acres) and
PARCEL 2 (3.25080)
SITUATED #3321 SHENANDOAH AVENUE, NW
ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
EMAIL: MAIL@LUMSDENPC.COM
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: SEPTEMBER 30, 2009
COMM. NO.: 2009-999
SCALE: 1" = 50'
SHEET: 2 OF 2

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT LCM CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 14, 1990 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1617, PAGE 481.

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 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 ____ DAY OF ____ 2024.

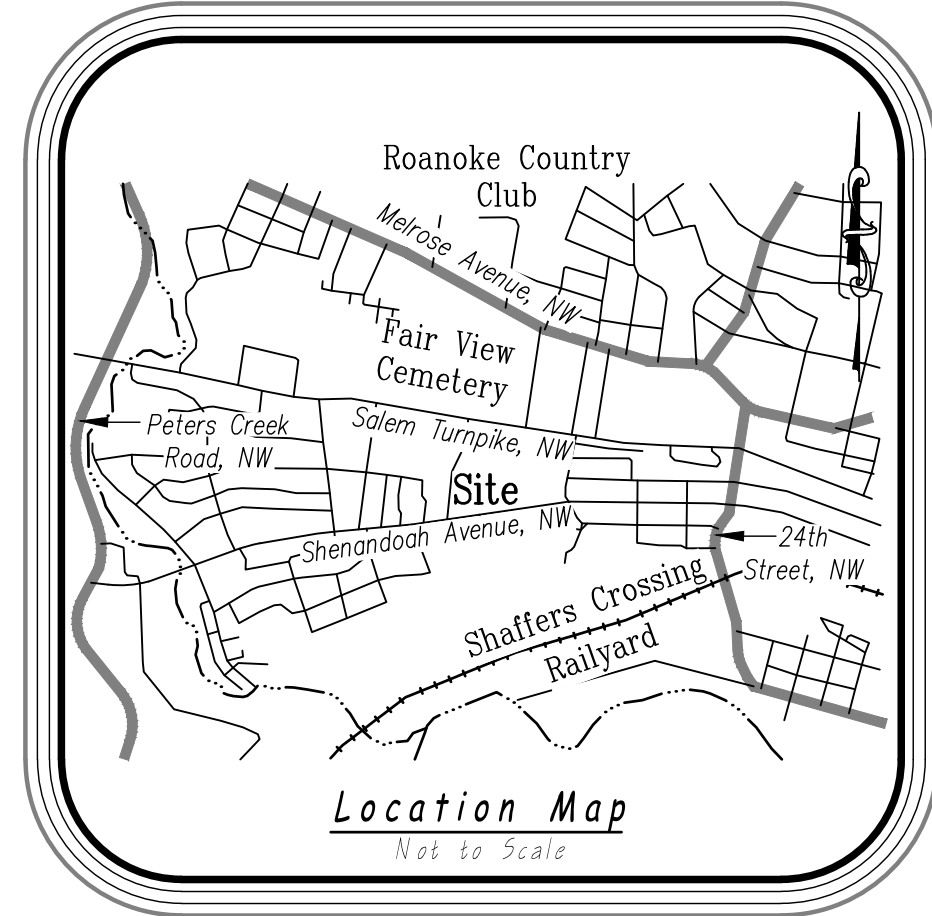
LCM CORPORATION

(Printed Name)

(Signature) (Title)

Boundary Point Table with columns: Corner #, Northing, Easting. Includes Total Boundary and New Division Line sections.

PARCEL AREA TABLE with columns: PARCEL #, DESCRIPTION, AREA SQUARE FEET, AREA ACRES.



CLERK'S CERTIFICATE:

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 ____ 2024, AT ____ O'CLOCK ____ M.

TESTEE: BRENDA S. HAMILTON

DEPUTY CLERK

APPROVED:

AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

CITY ENGINEER, ROANOKE, VIRGINIA DATE

STATE OF VIRGINIA

OF

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT _____ (Owner), ITS _____ (Title), WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2024.

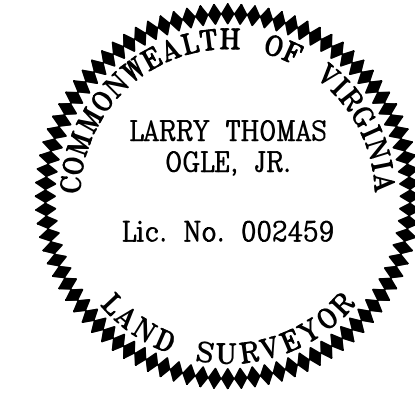
MY COMMISSION EXPIRES _____ REG. _____

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 ENCUMBRANCES MAY EXIST WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3) IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4) APPROVAL HEREOF BY THE ROANOKE CITY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE CITY 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 THE SUBDIVISION.
5) THIS PROPERTY IS NOT 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 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C0161G, DATED SEPTEMBER 28, 2007, ZONE "X UN-SHADED".
6) THIS PLAT SUBDIVIDES TAX #2520119, BOUNDED BY CORNERS 1 THROUGH 4. T
7) 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.

PRELIMINARY



PLAT SHOWING THE SUBDIVISION OF A 7.40580 ACRE PARCEL BEING A SUBDIVISION OF ORIGINAL TAX #2520119 PROPERTY OF LCM CORPORATION DEED BOOK 1617, PAGE 481 CREATING HEREON NEW PARCEL 1 (4.15499 acres) and PARCEL 2 (3.25080) SITUATED #3321 SHENANDOAH AVENUE, NW ROANOKE, VIRGINIA

Lumsden Associates, P.C. ENGINEERS | SURVEYORS | PLANNERS

4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018 PHONE: (540) 774-4411 FAX: (540) 772-9445 EMAIL: MAIL@LUMSDENPC.COM

DATE: SEPTEMBER 30, 2009 COMM. NO.: 2009-999 SCALE: None

SHEET: 1 OF 2