

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DONALD C. VILE, II & JULIET D. VILE ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 4A TO 1, INCLUSIVE, BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 5, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #200005637. WHICH SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO COMMERCE SOUTHERN CORP., TRUSTEE, SECURING MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC (MERS), BENEFICIARY, BY DEED DATED JUNE 5, 2020 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200005638 AND FURTHER BEING SUBJECT TO A REVOCABLE TRANSFER ON DEATH DEED, UPON THE DEATH OF DONALD C. VILE, II OR JULIET D. VILE, DATED AUGUST 15, 2022 AND RECORDED IN INSTRUMENT #220009276.

THAT BRADLEY V. THOMAS & ASHLEY W. THOMAS ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 4 THROUGH 9 TO 4, INCLUSIVE, BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED SEPTEMBER 25, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #170012189. WHICH SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO SAMUEL I. WHITE, TRUSTEE, SECURING MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC (MERS), BENEFICIARY, BY DEED DATED MAY 12, 2020 AND RECORDED MAY 18, 2020 IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200004957. WHICH SAID LAND IS ALSO SUBJECT TO A CERTAIN CREDIT LINE DEED OF TRUST TO JOY FRIDLEY & BRANDON S. CALDWELL, TRUSTEES, SECURING HIGHLANDS COMMUNITY BANK, BENEFICIARY, BY DEED DATED JULY 2, 2020 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200006787.

THAT STEPHEN MCCUIN & ELIZABETH MCCUIN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 10 THROUGH 14 TO 14A THROUGH 14D TO 10, INCLUSIVE, BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MAY 29, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #030009887. WHICH SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO BB&T--VA COLLATERAL, TRUSTEE, SECURING TRUIST BANK, BENEFICIARY, BY DEED DATED JULY 8, 2022 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #220008302.

THAT WELLINGTON II, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 4A TO 4 TO 10 TO 14D TO 14C TO 14B TO 14A TO 14 THROUGH 33 TO 1, INCLUSIVE, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED NOVEMBER 4, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #970023192.

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

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS _____ DAY OF _____, 2023.

OWNERS: DONALD C. VILE, II & JULIET D. VILE

BY: _____ BY: _____
DONALD C. VILE, II JULIET D. VILE

TRUSTEE: COMMERCE SOUTHERN CORP.

BY: _____
(SIGNATURE)

BY: _____
(PRINTED NAME)
COMMERCE SOUTHERN CORP, TRUSTEE

OWNERS: BRADLEY V. THOMAS & ASHLEY W. THOMAS

BY: _____ BY: _____
BRADLEY V. THOMAS ASHLEY W. THOMAS

TRUSTEE: JOY FRIDLEY AND BRANDON CALDWELL

BY: _____ BY: _____
JOY FRIDLEY BRANDON S. CALDWELL

TRUSTEE: SAMUEL I. WHITE

BY: _____
SAMUEL I. WHITE

OWNERS: STEPHEN MCCUIN & ELIZABETH MCCUIN

BY: _____ BY: _____
STEPHEN MCCUIN ELIZABETH MCCUIN

TRUSTEE: BB&T--VA COLLATERAL

BY: _____
(SIGNATURE)

BY: _____
(PRINTED NAME)

OWNER: WELLINGTON II, L.L.C.

BY: FRALIN & WALDRON, INC., ITS: MANAGER

BY: _____ ITS: PRESIDENT
ANDY KELDERHOUSE

STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT DONALD C. VILE, II & JULIET D. VILE, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2023.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT _____, FOR COMMERCE SOUTHERN CORP., TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2023.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT BRADLEY V. THOMAS & ASHLEY W. THOMAS, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2023.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT JOY FRIDLEY AND/OR BRANDON S. CALDWELL, TRUSTEE, WHOSE NAME/S IS/ARE SIGNED TO THE FOREGOING WRITING, HAVE/HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2023.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT SAMUEL I. WHITE, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2023.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT STEPHEN MCCUIN & ELIZABETH MCCUIN, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2023.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT _____, FOR BB&T--VA COLLATERAL, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2023.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

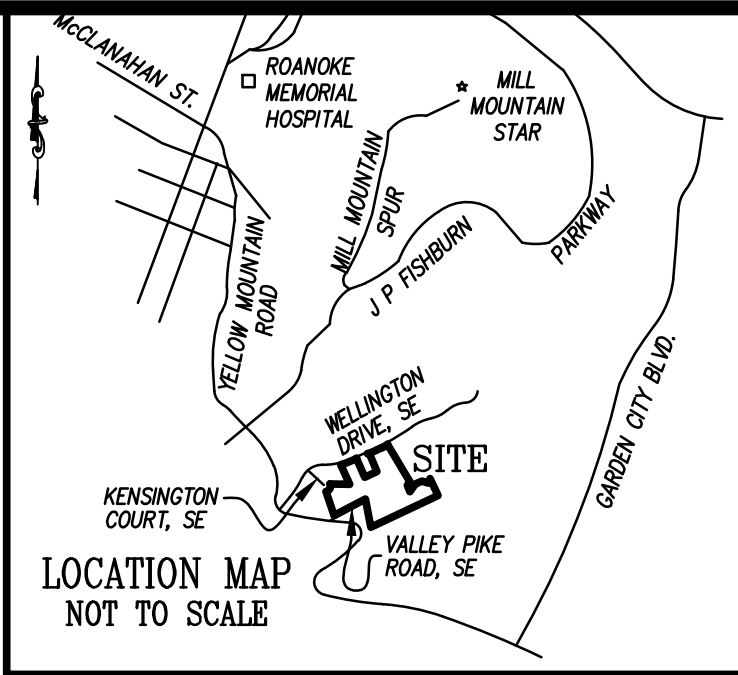
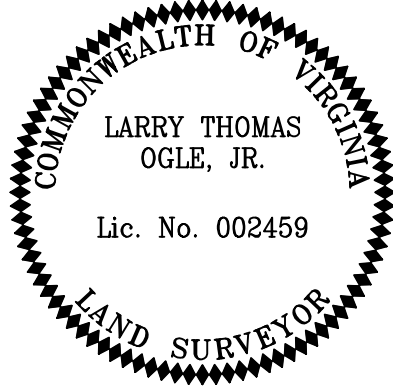
STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT _____, FOR WELLINGTON II, L.L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2023.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC



FOR REVIEW ONLY

** SEE SHEET 4 OF 4 **
FOR BOUNDARY COORDINATES,
CURVE TABLE & NOTES

APPROVAL:

SUBDIVISION AGENT, CITY OF ROANOKE, VIRGINIA

DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS _____ DAY OF _____, 2023, AT _____ O'CLOCK ____M.

TESTEE: BRENDA S. HAMILTON, CLERK

DEPUTY CLERK

PLAT SHOWING THE RE-SUBDIVISION & COMBINATION OF
TAX PARCEL #4280701

TRACT 1A - 14.8868 AC.

TAX PARCEL #4280721

LOT 3A - 32,413 S.F.

TAX PARCEL #4280723

LOT 5 - 33,344 S.F.

TAX PARCEL #4280734

LOT 1 - 27,998 S.F.

CREATING HEREON

LOT 3A-1 (1.2454 AC.),

LOT 5A (1.6913 AC.),

LOT 1A (2.0708 AC.),

TRACT 1A-1 (9.0600 AC.) &

TRACT 1A-2 (2.9716 AC.)

(FORMERLY A PORTION OF TRACT 1A)

SITUATED ALONG WELLINGTON DRIVE, SE &

VALLEY PIKE ROAD, SE

CITY OF ROANOKE, VIRGINIA

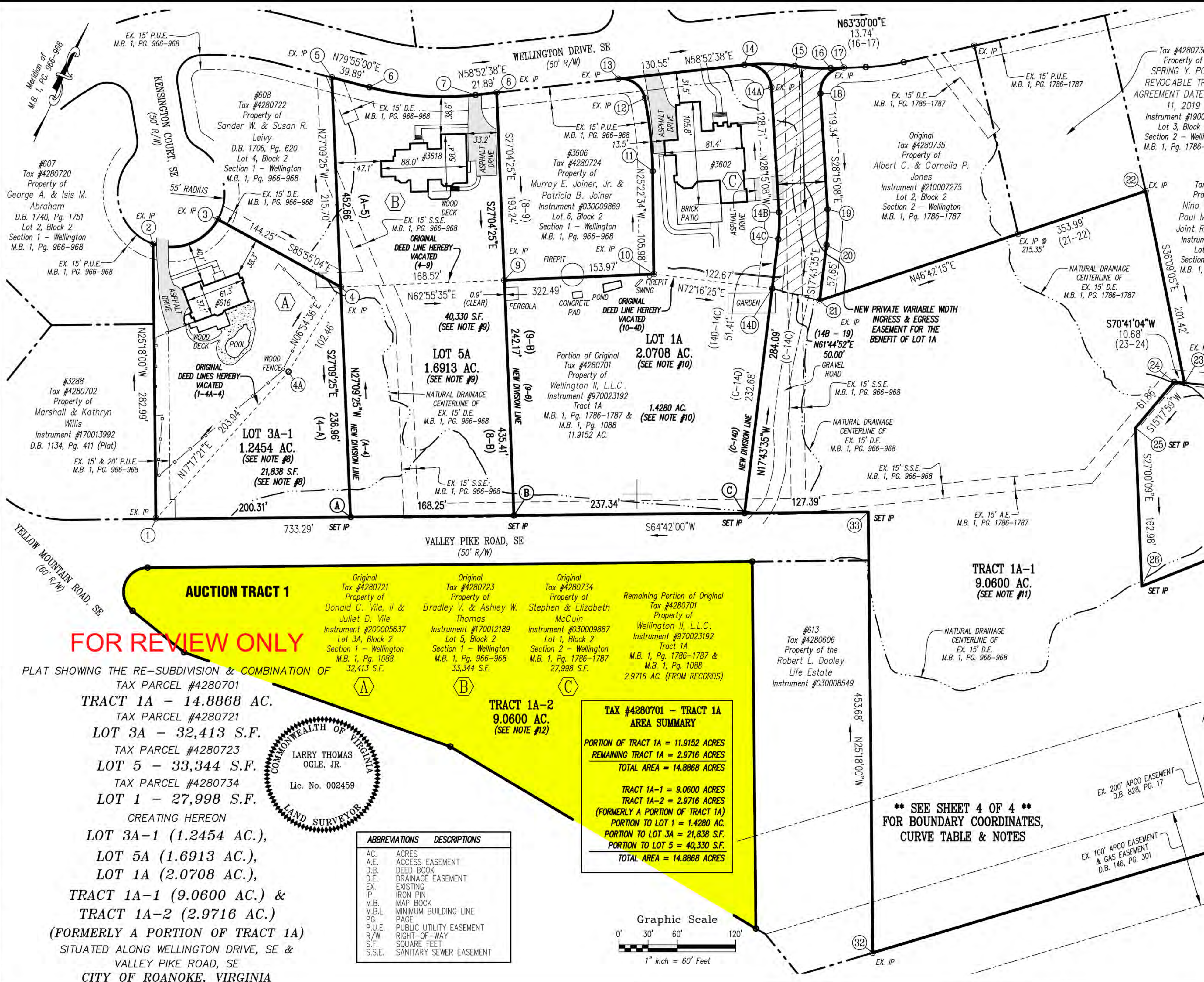
Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: JULY 13, 2023
COMM. NO.: 2023-132
SCALE: NONE

SHEET: 1 OF 4

INSTRUMENT NUMBER _____



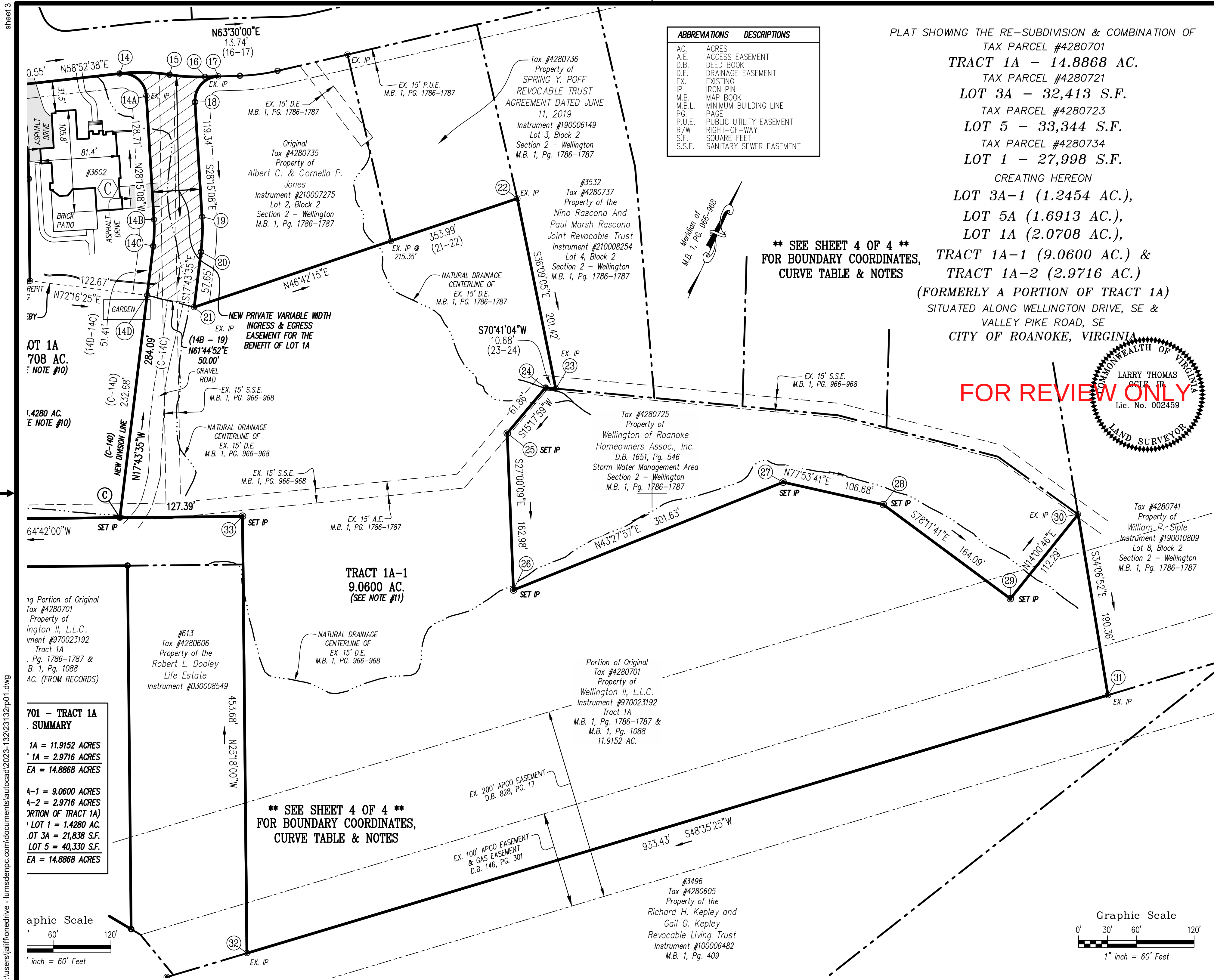
PHONE: (540) 774-4411
FAX: (540) 772-9445
EMAIL: MAIL@LUMSDENPC.COM

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

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



DATE: JULY 13, 2023
COMM. NO.: 2023-132
SCALE: 1" = 60'
SHEET: 2 OF 4



PHONE: (540) 774-4411
FAX: (540) 772-9445
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DATE: JULY 13, 2023
COMM. NO.: 2023-132
SCALE: 1" = 60'
SHEET: 3 OF 4

Exterior Boundary Coordinate Table <i>Origin of Coordinates is Assumed</i>		
Point #	Northing	Easting
1	3314.63639	3659.27479
2	3570.47826	3538.33890
3	3621.34690	3588.33029
4	3611.07806	3732.21121
5	3802.99787	3633.76042
6	3809.98195	3673.03495
7	3848.52978	3775.57311
8	3859.84420	3794.31231
9	3687.77655	3882.26371
10	3757.85455	4019.36391
11	3853.61333	3973.94330
12	3918.38683	3935.24344
13	3924.97481	3902.18305
14	3992.45350	4013.94276
15	4013.04164	4061.57447
16	4026.37930	4095.93895
17	4032.50818	4108.23158
18	3998.30102	4097.36469
19	3893.17767	4153.85446
20	3859.40150	4168.18409
21	3804.48591	4185.73772
22	4047.23974	4443.37982
23	3884.60296	4562.20052
24	3881.07192	4552.12622
25	3821.40431	4535.80332
26	3676.19130	4609.80103
27	3895.10975	4817.29891
28	3917.48146	4921.60677
29	3883.91091	5082.22602
30	3992.85936	5109.41573
31	3835.25445	5216.18059
32	3217.84739	4516.10887
33	3628.01156	4322.22516
1	3314.63639	3659.27479
Total Area = 14.0675 AC.		

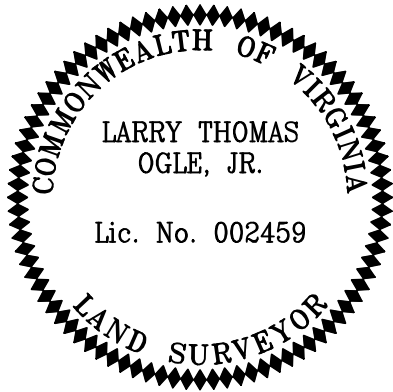
Interior Boundary Coordinate Table		
Point #	Northing	Easting
14A	3982.88578	4048.88648
14B	3869.51007	4109.81079
14C	3844.17795	4120.55801
Vacated Boundary Coordinate Table		
Point #	Northing	Easting
4A	3509.35781	3719.88375
14D	3795.20479	4136.21216
New Division Line Boundary Coordinate Table		
Point #	Northing	Easting
A	3400.23848	3840.36744
B	3472.14336	3992.48340
C	3573.57165	4207.05662

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP #51161C0252G, #51161C0256G DATED: SEPTEMBER 28, 2007, ZONE "X" (UN-SHADED), AREA OF MINIMAL FLOOD HAZARD.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH EFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
- THIS PLAT RE-SUBDIVIDES AND COMBINES TAX #4280721, #4280723, #4280734 AND A PORTION OF TAX #4280701.
- APPROVAL HEREOF BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE, VIRGINIA 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 OR RE-SUBDIVISION.
- 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.
- A (21,838 S.F.) PORTION OF ORIGINAL TRACT 1A, BOUNDED BY CORNERS 1 TO 4A TO 4 TO A TO 1, PROPERTY OF WELLINGTON II, L.L.C. IS TO BE CONVEYED TO DONALD C. VILE, II & JULIET D. VILE AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 3A (32,413 S.F.) TO CREATE HEREON LOT 3A-1 (1.2454 AC.).
- A (40,330 S.F.) PORTION OF ORIGINAL TRACT 1A, BOUNDED BY CORNERS 4 TO 9 TO B TO A TO 4, PROPERTY OF WELLINGTON II, L.L.C. IS TO BE CONVEYED TO BRADLEY V. & ASHLEY W. THOMAS AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 5 (33,344 S.F.) TO CREATE HEREON LOT 5A (1.6913 AC.).
- A (1.4280 AC.) PORTION OF ORIGINAL TRACT 1A, BOUNDED BY CORNERS 9 TO 10 TO 14D TO C TO B TO 9, PROPERTY OF WELLINGTON II, L.L.C. IS TO BE CONVEYED TO STEPHEN & ELIZABETH MCCUIN AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 1 (27,998 S.F.) TO CREATE HEREON LOT 1A (2.0708 AC.).
- TRACT 1A-1 (9.0600 AC.) IS A PORTION OF THE REMAINING ORIGINAL TRACT 1A, BOUNDED BY CORNERS 14 THROUGH 33 TO C TO 14C TO 14B TO 14A TO 14, PROPERTY OF WELLINGTON II, L.L.C..
- TRACT 1A-2 (2.9716 AC.) CONSISTS OF THE REMAINING PORTION OF WHAT WAS FORMERLY TRACT 1A.

Boundary Curve Table						
Curve #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
2-3	77.60'	55.00'	080°50'19"	46.84'	N44°30'06"E	71.32'
6-7	110.16'	300.00'	021°02'22"	55.71'	N69°23'49"E	109.54'
11-12	75.57'	395.00'	010°57'41"	37.90'	N30°51'25"W	75.45'
12-13	36.99'	25.00'	084°47'07"	22.82'	N78°43'49"W	33.71'
14-15	52.04'	200.00'	014°54'27"	26.17'	N66°37'27"E	51.89'
14A-14	40.52'	25.00'	092°52'15"	26.29'	N74°41'15"W	36.23'
14C-14B	27.56'	150.00'	010°31'33"	13.82'	N22°59'21"W	27.52'
15-16	36.91'	200.00'	010°34'31"	18.51'	N68°47'15"E	36.86'
17-18	40.03'	25.00'	091°45'08"	25.78'	S17°37'26"W	35.89'
19-20	36.74'	200.00'	010°31'33"	18.42'	S22°59'21"E	36.69'

FOR REVIEW ONLY



PLAT SHOWING THE RE-SUBDIVISION & COMBINATION OF
TAX PARCEL #4280701
TRACT 1A - 14.8868 AC.
TAX PARCEL #4280721
LOT 3A - 32,413 S.F.
TAX PARCEL #4280723
LOT 5 - 33,344 S.F.
TAX PARCEL #4280734
LOT 1 - 27,998 S.F.
CREATING HEREON
LOT 3A-1 (1.2454 AC.),
LOT 5A (1.6913 AC.),
LOT 1A (2.0708 AC.),
TRACT 1A-1 (9.0600 AC.) &
TRACT 1A-2 (2.9716 AC.)
(FORMERLY A PORTION OF TRACT 1A)
SITUATED ALONG WELLINGTON DRIVE, SE &
VALLEY PIKE ROAD, SE
CITY OF ROANOKE, VIRGINIA

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FAX: (540) 772-9445
EMAIL: MAIL@LUMSDENPC.COM

DATE:	JULY 13, 2023
COMM. NO.:	2023-132
SCALE:	NONE