

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 8th DAY OF OCTOBER 2024.

LCM CORPORATION

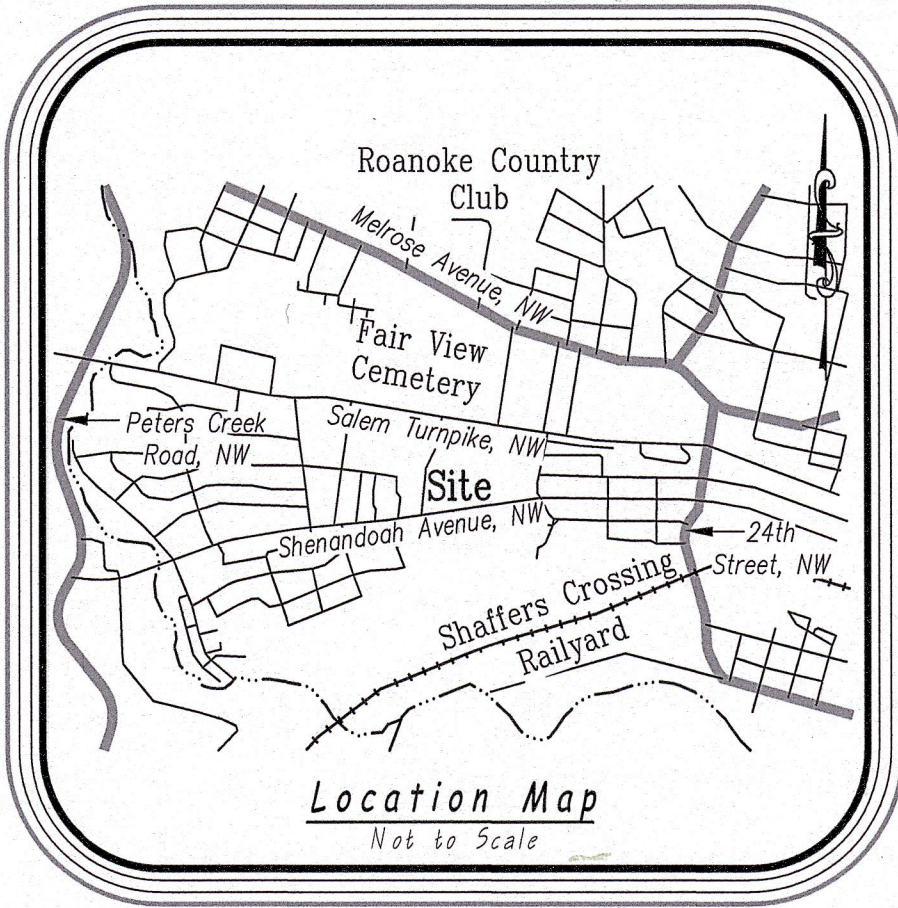
JAMES L. WOLTZ
(Printed Name)

[Signature]
(Signature)

BROKER/AGENT
(Title)

Boundary Corner Table		
Total Boundary		
Corner #	Northing	Easting
1	3629729.64014	11049676.63499
2	3629666.79305	11049071.91894
3	3630298.05283	11049192.90920
4	3630183.86647	11049766.96282
New Division Lines		
Corner #	Northing	Easting
1a	3629713.29057	11049519.31483
1b	3629854.15350	11049420.99207
1c	3629919.88344	11049400.39125
1d	3630244.40969	11049462.59150

PARCEL AREA TABLE		
DESCRIPTION	AREA SQUARE FEET	AREA ACRES
Original Total Boundary	322,597	7.40580
Parcel 1	180,992	4.15499
Parcel 2	141,605	3.25080



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 October 16, 2024, AT 11:52 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

[Signature]
DEPUTY CLERK

APPROVED:

SUBDIVISION [Signature] AGENT, CITY OF ROANOKE-PLANNING COMMISSION
DATE 10/9/2024

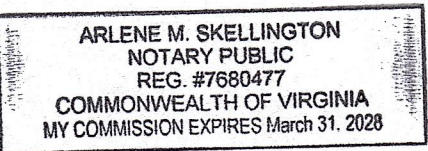
STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JAMES L. WOLTZ (Authorized Agent) FOR LCM CORPORATION, ITS BROKER/AGENT (Title), WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 8, 2024.

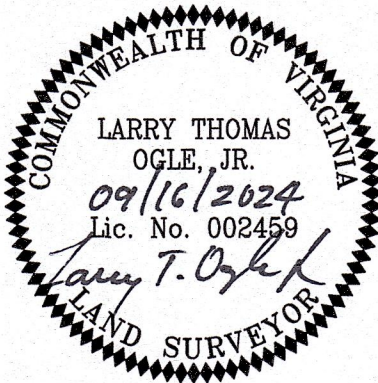
MY COMMISSION EXPIRES MARCH 31, 2028 REG. 7680477

[Signature]
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) PROPERTY CORNERS ARE AS NOTED ON SHEET 2 OF 2.
- 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", AREA OF MINIMAL FLOOD HAZARD.
- 6) THIS PLAT SUBDIVIDES TAX #2520119, BOUNDED BY CORNERS 1 THROUGH 4 TO 1.
- 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, VIRGINIA.
- 8) A NEW 10' PRIVATE WATERLINE EASEMENT SHALL BE CENTERED OVER THE EXISTING WATERLINE THAT SERVES NEW PARCEL 1 OVER NEW PARCEL 2 AND A NEW 10' PRIVATE SANITARY SEWER EASEMENT SHALL BE CENTERED OVER THE EXISTING SANITARY SEWER LINE SERVING NEW PARCEL 1 OVER NEW PARCEL 2.



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 Acres)
SITUATED #3321 SHENANDOAH AVENUE, NW
ROANOKE, VIRGINIA

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










4864 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
EMAIL: MAIL@LUMSDENPC.COM





DATE: September 16, 2024
COMM. NO.: 2024-187
SCALE: None
SHEET: 1 OF: 2

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INSTRUMENT NUMBER 240008869

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

Pattern Legend	
	<i>Asphalt (Road/Parking)</i>
	<i>Gravel (Road/Parking)</i>
	<i>Concrete</i>
	<i>Building</i> 5001 TRV.FND 100.000

Linetype Legend	
Linetype	Description
—○—○—○—○—○—○—	Chain Link Fence

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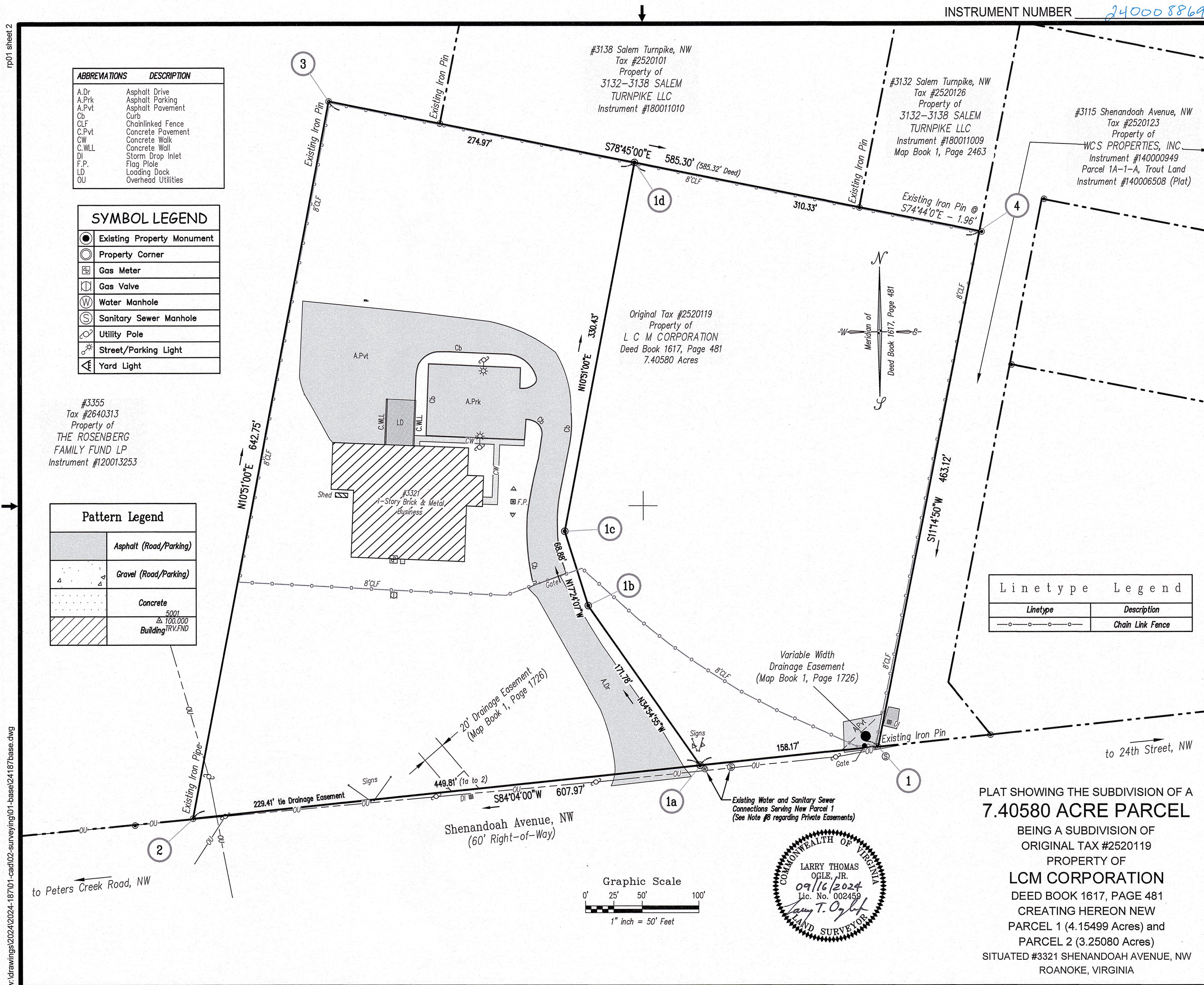
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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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DATE:	September 16, 2024
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SHEET:
2 OF:



INSTRUMENT NUMBER 240008869