

INST. #170012343

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BPAR LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER INSTRUMENT #170009709.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE THAT CERTAIN AREA SHOWN HEREON AS SET APART FOR R/W PURPOSES AS 0.0219 AC.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BPAR LLC

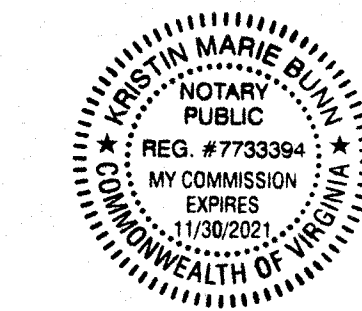
BY: PRIMA ACHARYA ITS: Owner

PRIMA ACHARYA  
PRINT NAME

STATE OF VIRGINIA

City OF Roanoke  
I, Kristin Marie Bunn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25 DAY OF October, 2017.

Kristin Bunn REG. # 7723394  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11/30/2021



0.0219 AC. (952 S.F.)  
HEREBY DEDICATED TO THE CITY OF  
ROANOKE FOR R/W PURPOSES  
BOUNDED BY CORNERS 1 THROUGH 3  
TO 5 TO 6 TO 1.

APPROVED:

[Signature] 10/30/17  
CITY ENGINEER, CITY OF ROANOKE DATE

[Signature] 10/30/2017  
SUBDIVISION AGENT DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:20 O'CLOCK A.M. ON THIS 31 DAY OF October, 2017, IN INSTRUMENT # 170012343.

TESTE: BRENDA S. HAMILTON  
CLERK  
[Signature]  
DEPUTY CLERK

## NOTES:

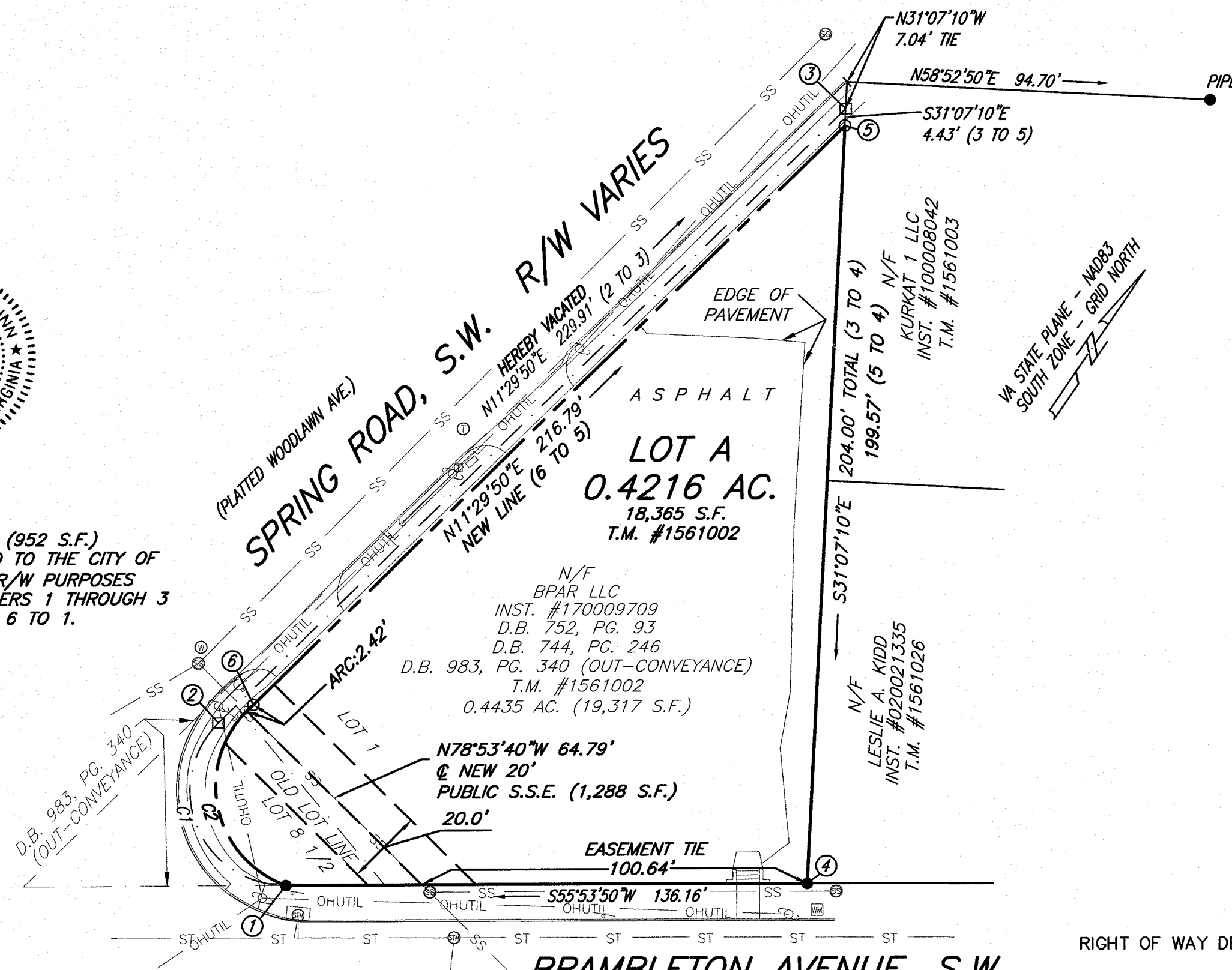
1. OWNER OF RECORD: BPAR LLC
2. LEGAL REFERENCE: INSTRUMENT #170009709
3. ORIGINAL TAX MAP #1561002
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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.

VICINITY MAP  
NO SCALE

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET

COORDINATE LIST (VA STATE PLANE NAD83)		
Point	Northing	Easting
1	3616186.670	11049501.755
2	3616212.352	11049463.243
3	3616437.653	11049509.069
4	3616263.012	11049614.500
5	3616433.860	11049511.359
6	3616221.418	11049468.149



NEW LINE (1 TO 6)  
CURVE C2  
L=58.37'  
R=27.97'  
Δ=119°32'32"  
Chord Brg=N44°02'36"W  
Chord Dist=48.34'

HEREBY VACATED (1 TO 2)  
CURVE C1  
L=59.16'  
R=25.00'  
Δ=135°34'43"  
Chord Brg=N56°18'10"W  
Chord Dist=46.29'

0' 30' 60' 90'  
SCALE: 1"= 30'

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden  
JOHN R. MCADEN 002002

RIGHT OF WAY DEDICATION & EASEMENT PLAT FOR  
BPAR LLC

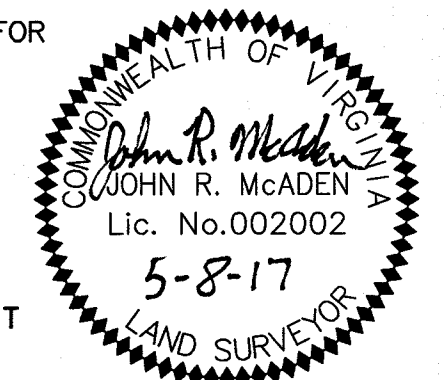
BEING THE RESUBDIVISION OF  
T.M. #1561002  
INSTRUMENT #170009709  
CREATING HEREON  
LOT A (0.4216 ACRE)  
AND

A NEW 20' PUBLIC SANITARY SEWER EASEMENT  
AND

DEDICATING 0.0219 ACRE FOR R/W  
SITUATE ALONG BRAMBLETON AVENUE, S.W.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED MAY 8, 2017  
JOB #03170047.00-R/W  
SCALE: 1"=30'  
SHEET 1 OF 1

TEL: 540-772-9580 FAX: 540-772-8050  
**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

DRN: SCB  
CHK: JRM



**BALZER**  
AND ASSOCIATES, INC.  
REFLECTING TOMORROW  
PLANNERS ARCHITECTS  
ENGINEERS SURVEYORS

SUI7-0031