

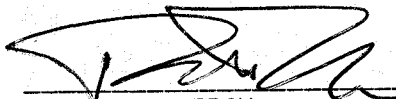
KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK, IS THE OWNER OF TRACT 1 EDEN PARK BOUNDED BY CORNERS 1 THROUGH 7, 21, 20, 11 THROUGH 14 TO 1, INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID FIRST UNION NATIONAL BANK BY SHN PROPERTIES, LLC. BY DEED DATED OCTOBER 27, 1999 AND IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 990016485.

THAT THOMAS ROAD BAPTIST CHURCH IS THE OWNER OF EDEN PARK AND AGREED EDEN PARK BOUNDED BY CORNERS 21, 8, 22, 15 THROUGH 19, 12, 11, 20, TO 21, INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY AIRLEE COURT BAPTIST CHURCH BY DEED DATED MAY 12, 2011, AND IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 110005618.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED TO DATE, AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE.


WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:



ROBERT S. PARDON
VICE PRESIDENT-LEASE NEGOTIATOR MID ATLANTIC RETAIL
WELLS FARGO BANK, N.A.
DATE 12/13/17

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA COUNTY/CITY OF Henrico

I, Karen Louise Wysong, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.

MY COMMISSION EXPIRES: 07-31-2019



KAREN LOUISE WYSONG
NOTARY PUBLIC 7637382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 07-31-2019
DATE 12-13-17 REGISTRATION NO. 7637382


JONATHAN FALWELL
PRESIDENT, THOMAS ROAD BAPTIST CHURCH
DATE 11/16/17

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA COUNTY/CITY OF Lynchburg


I, Debbie C. Struble, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.

MY COMMISSION EXPIRES: June 30, 2020


DEBBIE C. STRUBLE
NOTARY PUBLIC
DATE 11/16/17 REGISTRATION NO. 108933




ROANOKE CITY APPROVAL:

APPROVED: 
SUBDIVISION AGENT - CITY OF ROANOKE
DATE 12/20/17

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 1:16 O'CLOCK P.M. ON THIS 31 DAY OF January 2018, IN INSTRUMENT NUMBER: 180000888

TESTE: BRENDA S. HAMILTON, COURT CLERK

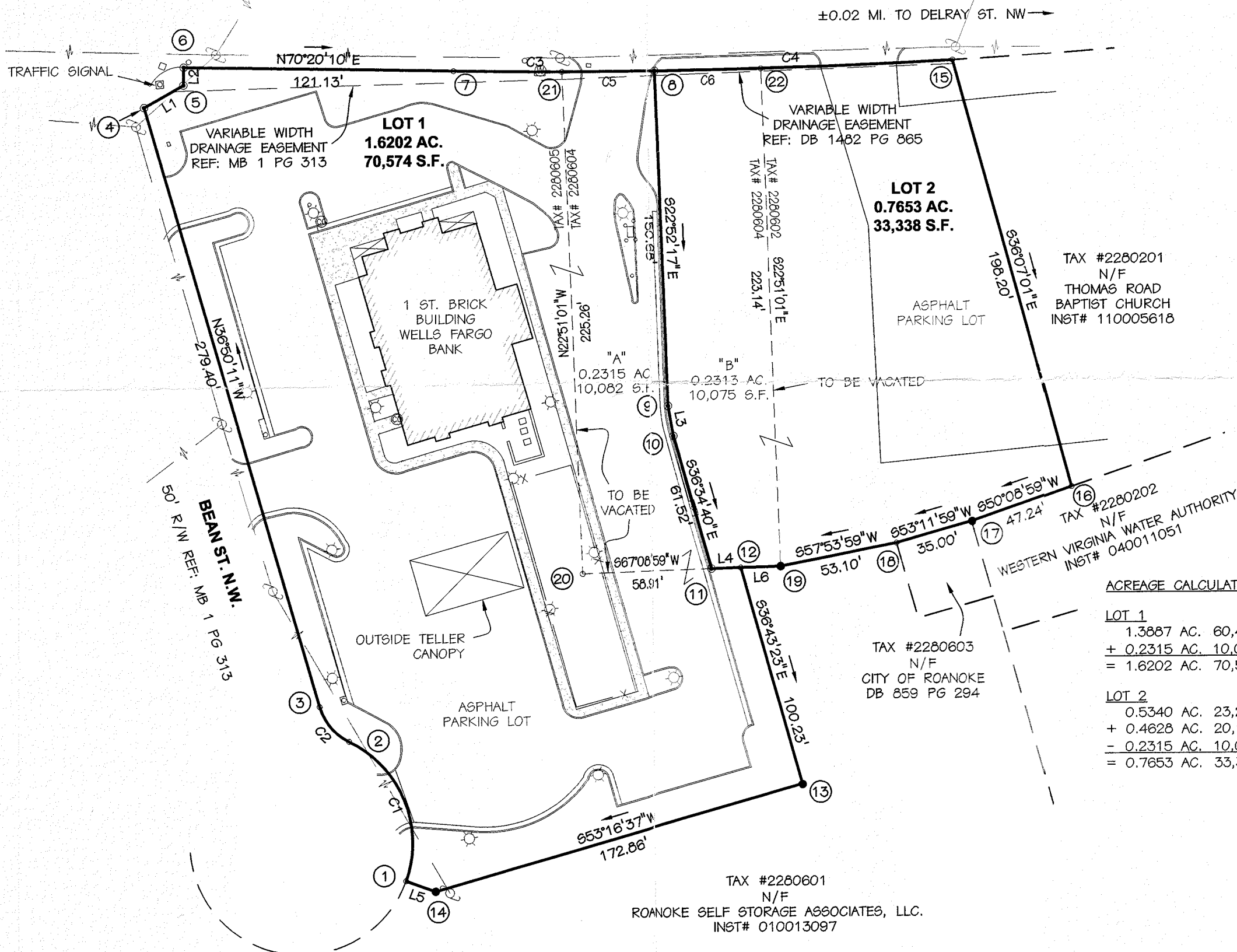

DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK, AND THOMAS ROAD BAPTIST CHURCH.
- THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY PER THE DATE OF THIS PLAT.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL OF THE ENCUMBRANCES UPON THE PROPERTY
- AS DETERMINED BY GRAPHIC SCALING ONLY, THIS PROPERTY IS IN FLOOD ZONE UNSHADED "X" (AREA NOT WITHIN THE 100 YEAR FLOOD ZONE) ACCORDING TO FEMA PANEL 51161C01546 DATED SEPTEMBER 28, 2007.
- 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.

HERSHBERGER RD. N.W.

VARIABLE R/W
REF: DB 1496 PG 1347



LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°39'52"E	20.32'
L2	N19°39'50"W	8.00'
L3	S30°50'59"E	13.61'
L4	N67°08'59"E	13.09'
L5	S89°23'27"W	14.16'
L6	S67°08'59"W	18.00'

CORNER COORDINATES		
CORNER	NORTHING	EASTING
①	3,641,313.05	11,059,190.81
②	3,641,362.32	11,059,145.15
③	3,641,372.24	11,059,127.31
④	3,641,595.85	11,058,959.80
⑤	3,641,611.49	11,058,972.77
⑥	3,641,619.03	11,058,970.08
⑦	3,641,659.79	11,059,084.14
⑧	3,641,691.73	11,059,169.33
⑨	3,641,552.90	11,059,227.89
⑩	3,641,541.22	11,059,234.87
⑪	3,641,491.81	11,059,271.53
⑫	3,641,496.90	11,059,263.59
⑬	3,641,418.56	11,059,343.52
⑭	3,641,313.20	11,059,204.97
⑮	3,641,743.45	11,059,292.63
⑯	3,641,583.35	11,059,409.45
⑰	3,641,553.08	11,059,373.19
⑱	3,641,532.11	11,059,345.16
⑲	3,641,503.89	11,059,300.18
⑳	3,641,468.94	11,059,217.24
㉑	3,641,676.52	11,059,129.77
㉒	3,641,709.52	11,059,213.53

ACREAGE CALCULATIONS

LOT 1
1.3887 AC. 60,492 S.F. (TAX# 2280605, PER SURVEY)
+ 0.2315 AC. 10,082 S.F. ("A", PER SURVEY)
= 1.6202 AC. 70,574 S.F. (NEW TOTAL)

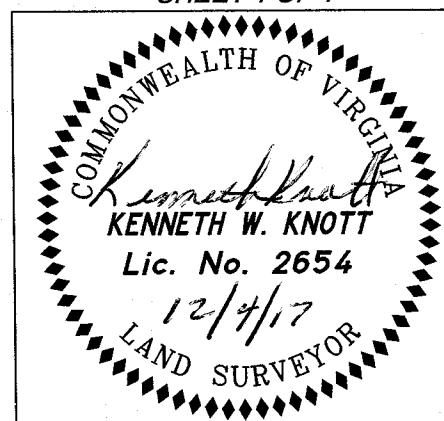
LOT 2
0.5340 AC. 23,263 S.F. (TAX# 2280602, PER SURVEY)
+ 0.4628 AC. 20,157 S.F. (TAX# 2280604, PER SURVEY)
- 0.2315 AC. 10,082 S.F. ("A", PER SURVEY)
= 0.7653 AC. 33,338 S.F. (NEW TOTAL)

PLAT SHOWING VACATION & COMBINATION OF
TRACT 1 EDEN PARK, EDEN PARK &
ACREAGE EDEN PARK
BEING ROANOKE CITY TAX PARCEL #2280605 (TRACT 1 EDEN PARK)
TAX PARCEL #2280604 (EDEN PARK) &
TAX PARCEL #2280602 (ACREAGE EDEN PARK)
PROPERTY OF
WELLS FARGO BANK, N.A.
SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK
(INST# 990016485)
& **THOMAS ROAD BAPTIST CHURCH**
(INST# 110005618)
CREATING HEREON LOT 1 (70,574 S.F.) & LOT 2 (33,338 S.F.)
SITUATED ON HERSHBERGER ROAD N.W. & BEAN STREET N.W.
CITY OF ROANOKE, VIRGINIA

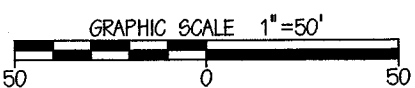
LEGEND

- IRON PIN SET (IPS)
- IRON PIN FOUND (IPF)
- UTILITY POLE
- ⚡ OVERHEAD UTILITY
- ☆ LIGHT POLE
- ⊗ CLEANOUT
- × FENCE
- N/F — NOW OR FORMERLY

SHEET 1 OF 1



DWN:	ADD
DATE:	1/25/2017
DWG:	V-BLA-17010
JOB:	17010



ENGINEERS ▲ PLANNERS ▲ SURVEYORS

27 GREEN HILL DRIVE, FOREST, VIRGINIA 24551
PHONE: 434-525-5985 FAX: 434-525-5986
E-Mail: pno@perkins-orrison.com WEBSITE - http://www.perkins-orrison.net