

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT STAR CITY LODGING LLC IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 22 TO 4 TO 32 TO 12 TO 34 TO 33 TO 20 TO 19 TO 13 TO 14 TO 15 TO 23 TO 22 (T.M. #3020203), BOUNDED BY CORNERS 19 TO 20 TO 33 TO 34 TO 19 (T.M. #3020207), BOUNDED BY CORNERS 1 TO 2 TO 3 TO 22 TO 23 TO 15 TO 16 TO 17 TO 18 TO 1 (T.M. #3020209), BOUNDED BY CORNERS 31 TO 24 TO 7 TO 8 TO 26 TO 30 TO 31 (T.M. #3041712), BOUNDED BY CORNERS 30 TO 26 TO 27 TO 29 TO 30 (T.M. #3041713), BOUNDED BY CORNERS 29 TO 27 TO 9 TO 28 TO 29 (T.M. #3041714), BOUNDED BY CORNERS 25 TO 31 TO 28 TO 10 TO 11 TO 32 TO 25 (T.M. #3042223), BOUNDED BY CORNERS 5 TO 6 TO 24 TO 25 TO 5 (T.M. #3070909), 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 080006946.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BEING 900 S.F. TOTAL.

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:

STAR CITY LODGING LLC

BY: Damini Patel ITS: Manager

Damini Patel
PRINT NAME

STATE OF VIRGINIA

City OF ROANOKE

I, BENJAMIN T. CREW, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DAMINI PATEL WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11 DAY OF SEPTEMBER, 2018.

PK NOTARY PUBLIC REG. # 7359525
MY COMMISSION EXPIRES 3/31/2022

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

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.

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0166G (REVISED DATE: SEPTEMBER 28, 2007)



SCALE: 1"=40'

APPROVED: [Signature] 10/2/18
CITY ENGINEER DATE
[Signature] 10/2/18
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 11:27 O'CLOCK A.M. ON THIS 3 DAY OF October, 2018 IN INSTRUMENT # 180009025

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

CORNERS 1 THROUGH 11 TO 21 TO 20 TO 36 TO 37 TO 14 THROUGH 18 TO 1
TRACT A - 2.0923 ACRES (91,141 S.F.)
CORNERS 36 TO 20 TO 21 TO 35 TO 36
TRACT B - 0.4672 ACRES (20,351 S.F.)

WILLIAMSON ROAD, N.E. - R/W VARIES

POCAHONTAS AVENUE, N.E.
50' R/W

- LEGEND**
- These standard symbols will be found in the drawing.
- WATER METER
 - WATERLINE (U.G.)
 - TELECOMMUNICATIONS
 - STORM MANHOLE
 - LIGHT POLE
 - H.C. PARKING
 - GAS METER
 - BOLLARD
 - POWER (U.G.)
 - SEWER MANHOLE
 - SEWER LINE (U.G.)
 - IRON PIN FOUND
 - PARCEL CORNER (NOT SET)
 - OVERHEAD POWER
 - GAS LINE (U.G.)
 - STORM LINE (U.G.)
 - FENCE
 - UTILITY POLE
 - IRON PIN SET
 - UNDERGROUND
 - STORM INLET

COORDINATE LIST VA STATE PLANE

Point	Northing	Easting
1	3629711.912	11066018.086
2	3629723.416	11066021.501
3	3629724.839	11066016.708
4	3629796.535	11066037.995
5	3629801.733	11066200.092
6	3630095.100	11066267.893
7	3630081.027	11066397.861
8	3630021.153	11066385.095
9	3630022.296	11066470.830
10	3629847.312	11066473.163
11	3629847.175	11066462.547
12	3629590.894	11066477.236
13	3629586.347	11066327.302
14	3629761.266	11066321.997
15	3629756.769	11066173.675
16	3629731.787	11066175.051
17	3629730.709	11066125.063
18	3629709.651	11066126.222
19	3629586.546	11066333.877
20	3629736.477	11066329.331
21	3629740.702	11066468.650
22	3629771.235	11066030.484
23	3629775.793	11066172.628
24	3630083.010	11066379.550
25	3629805.431	11066315.398
26	3630021.229	11066390.837
27	3630021.763	11066430.833
28	3629872.310	11066472.829
29	3629871.777	11066432.833
30	3629871.245	11066392.837
31	3629870.414	11066330.416
32	3629810.217	11066464.665
33	3629740.369	11066457.671
34	3629590.438	11066462.218
35	3629596.890	11066476.890
36	3629592.540	11066333.700
37	3629592.340	11066327.120

09-22-2017
JOHN R. MCADEN
Lic. No. 002002
LAND SURVEYOR

AREA BOUNDED BY CORNERS 34 TO 33 TO 21 TO 12 TO 34 0.0448 AC. (1,951 S.F.)
PORTION OF T.M. #3020203 COMBINED WITH TRACT B

TRACT B
0.4672 ACRE
20,351 S.F.

COMBINATION AND RESUBDIVISION PLAT FOR
STAR CITY LODGING LLC
BEING THE COMBINATION & RESUBDIVISION OF
TAX MAP #3020203, 3020207, 3020209,
3041712, 3041713, 3041714, 3042223, AND 3070909
INSTRUMENT #080006946
#536 ORANGE AVENUE, N.E.

CREATING HEREON
TRACT A (2.0923 ACRES) &
TRACT B (0.4672 ACRE)
AND
NEW 17' PRIVATE WATER & SEWER ESM'T
DEDICATING 900 S.F. FOR STREET PURPOSES
SITUATE ALONG ORANGE AVENUE, N.E.
WILLIAMSON ROAD, N.E., AND
POCAHONTAS AVENUE, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED SEPTEMBER 22, 2017
JOB #04170051.00-COMBO
SCALE: 1"=40'

DRN: SCB
CHK: JRM

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

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

NOTES:

- OWNER OF RECORD: STAR CITY LODGING LLC
- LEGAL REFERENCE: INSTRUMENT #080006946
- ORIGINAL TAX MAP #3020203, 3020207, 3020209, 3041712, 3041713, 3041714, 3042223, AND 3070909
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- PROPERTY IS SUBJECT TO A RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN INST. #170010826.

AREA HEREBY DEDICATED TO CITY
OF ROANOKE FOR STREET PURPOSES BOUNDED BY CORNERS
35 TO 12 TO 34 TO 19 TO 13 TO 37 TO 36 TO 35,
CONTAINING 900 Sq. Feet OR 0.0207 AC.

SU18-0030