

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MARK S. AND CAROLYN L. HICKS ARE THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 3 TO 11 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 DEED BOOK 1771 PAGE 1184.

THAT DOWNTOWN HOLDINGS LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 3 THROUGH 10 TO 3, 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 #180002937

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:

DOWNTOWN HOLDINGS, L.L.C.

BY: Mark S. Hicks ITS: manager

Carolyn L. Hicks
CAROLYN L. HICKS

STATE OF VIRGINIA
City OF Roanoke

I, Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Melissa Taylor, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 15th DAY OF March, 2019.

Christy Thomas Vest REG. # 7393145
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/30/19

STATE OF VIRGINIA
City OF Roanoke

I, Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Mark S. Hicks, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF March, 2019.

Christy Thomas Vest REG. # 7393145
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/30/19

STATE OF VIRGINIA
City OF Roanoke

I, Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Carolyn L. Hicks, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF March, 2019.

Christy Thomas Vest REG. # 7393145
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/30/19

[Signature] 3/20/2019
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 11:21 O'CLOCK P.M. ON THIS 20 DAY OF March, 2019, IN INSTRUMENT # 190002669.

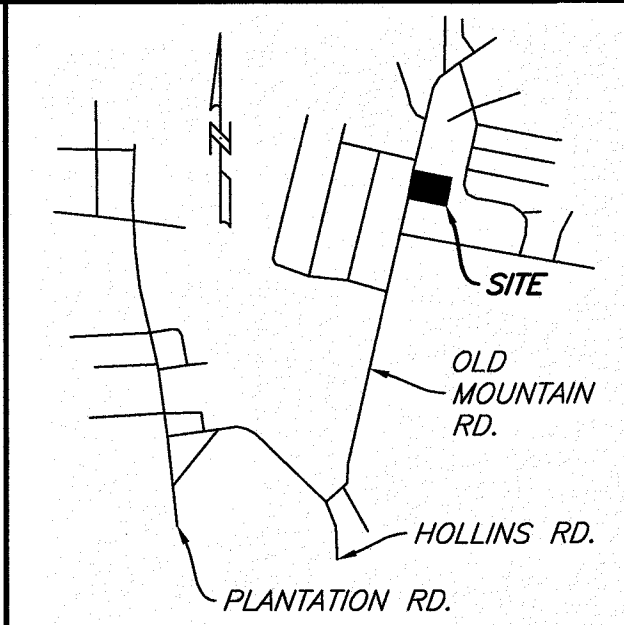
TESTE: BRENDA S. HAMILTON
CLERK
[Signature]
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: DOWNTOWN HOLDINGS LLC
4451 OLD MOUNTAIN ROAD, N.E.
INSTRUMENT #180002937
T.M. #7370803
- OWNER OF RECORD: MARK S. & CAROLYN L. HICKS
4477 OLD MOUNTAIN ROAD, N.E.
D.B. 1771, PG. 1184
T.M. #7370807
- 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.

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.

LEGEND	
●	- IRON PIN FOUND
○	- IRON PIN SET
⊙	- FENCE POST FOUND
⊠	- CLEANOUT
⊡	- WATER METER
⊢	- STORM MANHOLE
⊣	- UTILITY POLE



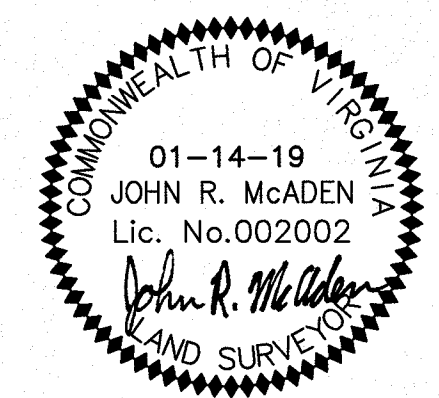
VICINITY MAP
NO SCALE

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	5297.0064	5068.4997
2	5205.3278	5476.6014
3	5111.9463	5455.2713
4	4940.8529	5416.1904
5	4925.4531	5388.1396
6	4962.8231	5189.7319
7	4997.2382	5007.0125
8	5122.7123	5035.6731
9	5079.9577	5217.3748
10	5159.0583	5236.0420
11	5199.8329	5046.3034

1.0205 ACRES OF TAX MAP NUMBER 7370803 IS TO BE ADDED AND COMBINED WITH TAX MAP NUMBER 7370807 AND IS NOT TO BE USED AS A SEPARATE BUILDING LOT.

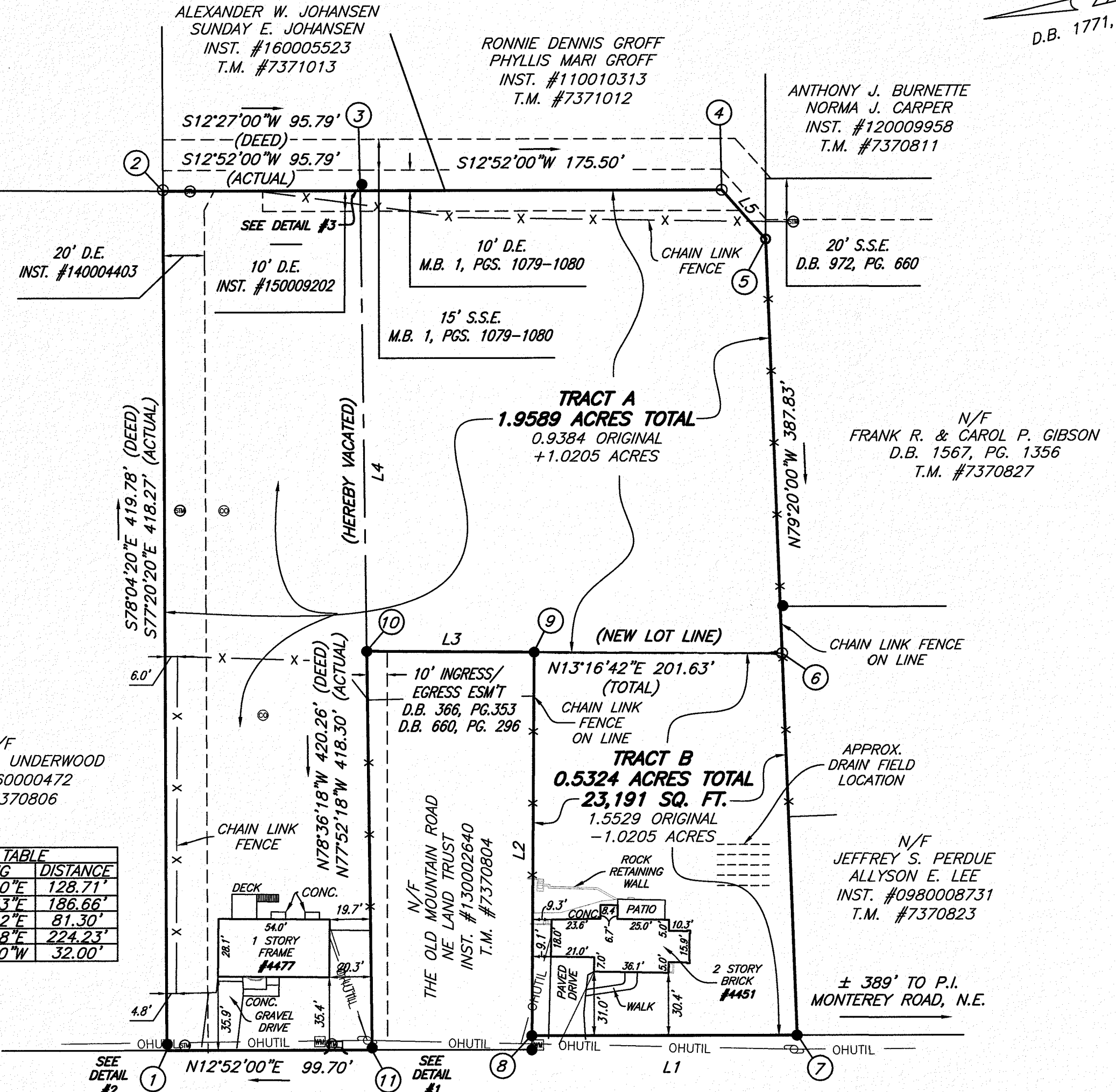
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. MCADEN 002002

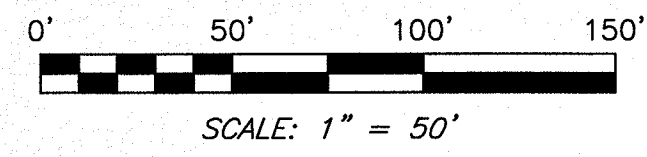


RESUBDIVISION PLAT FOR
DOWNTOWN HOLDINGS LLC
MARK S. & CAROLYN L. HICKS

SHOWING 1.0205 ACRES OF TAX MAP #7370803 BEING COMBINED WITH 0.9384 ACRES OF TAX MAP #7370807 CREATING HEREON TRACT A (1.9589 ACRES) & TRACT B (0.5324 ACRES, 23,191 SQ. FT.) SITUATED ON OLD MOUNTAIN ROAD, N.E. CITY OF ROANOKE, VIRGINIA SURVEYED 01-14-19 JOB #05190013.HS SCALE 1" = 50' SHEET 1 OF 1



OLD MOUNTAIN ROAD, N.E. - RTE. 605
R/W VARIES



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 #51161C0158G (REVISED DATE: SEPTEMBER 28, 2007)

DRN:JWG
CHK:JRM

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

