

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GOODWILL INDUSTRIES OF THE VALLEY, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201316187.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER 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 GRANT TO THE COUNTY OF ROANOKE THAT CERTAIN AREA SHOWN HEREON AS SET APART FOR USE AS A PUBLIC DRAINAGE EASEMENT.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

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

GOODWILL INDUSTRIES OF THE VALLEY, INC.

BY: Bruce Phipps ITS: President and CEO

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, John R. McAden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Bruce Phipps, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF February, 2014.

John R. McAden
NOTARY PUBLIC
REG. # 364295

MY COMMISSION EXPIRES November 30, 2017



THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY 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 THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: Steven A. McGraw
AGENT, ROANOKE COUNTY PLANNING COMMISSION

2/12/14
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 10:31 O'CLOCK A.M. ON THIS 18 DAY OF Feb, 2014, IN INSTRUMENT No. 2014-01271.

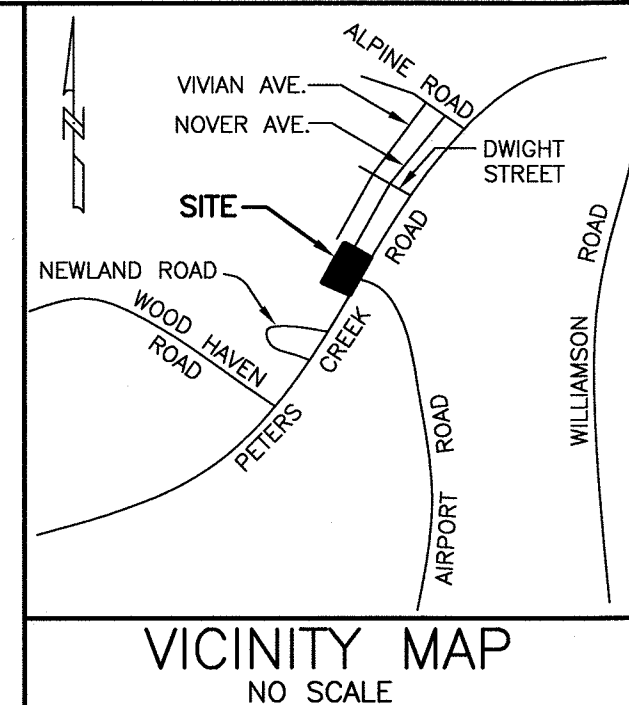
TESTE: STEVEN A. MCGRAW, Clerk
CLERK

John R. McAden
DEPUTY CLERK

NOTES:

- 1) OWNER OF RECORD: GOODWILL INDUSTRIES OF THE VALLEY, INC.
INSTRUMENT #201316187
LOT A-1 & LOT A-2 - PLAT INSTRUMENT #201200513
OLD T.M. #026.16-02-14.02 (LOT A-1) &
OLD T.M. #026.16-02-14.03 (LOT A-2)
- 2) PROPERTIES CURRENTLY ZONED C2 (GENERAL COMMERCIAL).
- 3) PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- 4) PROPERTIES ARE CURRENTLY VACANT.
- 5) PROPERTY IS IN F.E.M.A. DEFINED ZONES "X" SHADED & "X" UNSHADED.
THIS OPINION IS BASED UPON A VISUAL INSPECTION OF F.E.M.A. PANEL #51161C0153 G (EFFECTIVE DATE: 09/28/07).
- 6) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	5000.0000	5000.0000
2	5001.9335	4965.2603
3	5018.4840	4935.3565
4	5136.7287	4758.0864
5	5171.3993	4751.1614
6	5272.4658	4818.5760
7	5392.6663	4898.7535
8	5225.8765	5150.6668
9	5104.8149	5069.9148



VICINITY MAP
NO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- UTILITY POLE
- ⊙ SEWER MANHOLE
- P.W.&S.E. PUBLIC WATER & SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATERLINE EASEMENT
- D.E. DRAINAGE EASEMENT
- HYDRANT
- OHU — OVERHEAD WIRES
- ⊕ WATER VALVE
- ⊙ CLEANOUT
- S.W.M. STORMWATER MANAGEMENT
- S.S.E. SANITARY SEWER EASEMENT
- PVT. PRIVATE

PVT. S.W.M. ACCESS & MAINT. ESM'T		
LINE	BEARING	DISTANCE
A-B	N33°42'16"E	31.00'
C-D	N33°42'16"E	8.00'
D-E	S56°17'44"E	49.00'
E-F	N33°42'16"E	14.00'
F-G	S56°17'44"E	29.00'
G-H	S33°42'16"W	56.00'
H-I	S56°17'44"E	44.84'
J-K	S56°17'44"E	44.84'
K-L	S33°42'16"W	24.56'
L-M	S56°17'44"E	29.00'
M-N	S33°42'16"W	14.00'
N-O	N56°17'44"W	29.00'
Q-R	N33°42'16"E	11.00'
R-S	S56°17'44"E	25.00'
S-T	S33°42'16"W	31.00'
W-X	S33°42'16"W	49.16'

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

COMBINATION AND LOT LINE VACATION PLAT FOR
GOODWILL INDUSTRIES OF THE VALLEY, INC.

SHOWING HEREON THE COMBINATION OF
LOT A-1 AND LOT A-2

AS SHOWN ON
SUNCREST

INSTRUMENT #201200513

CREATING HEREON

LOT A-1A - 2.012 ACRES

NEW VAR. WIDTH PRIVATE S.W.M. ACCESS & MAINT. ESM'T

NEW VAR. WIDTH PUBLIC D.E.

NEW 20' PUBLIC W.L.E.

SITUATE ON PETERS CREEK ROAD,

NOVER AVENUE, AND ARCHCREST DRIVE

HOLLINS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

SURVEYED DECEMBER 16, 2013

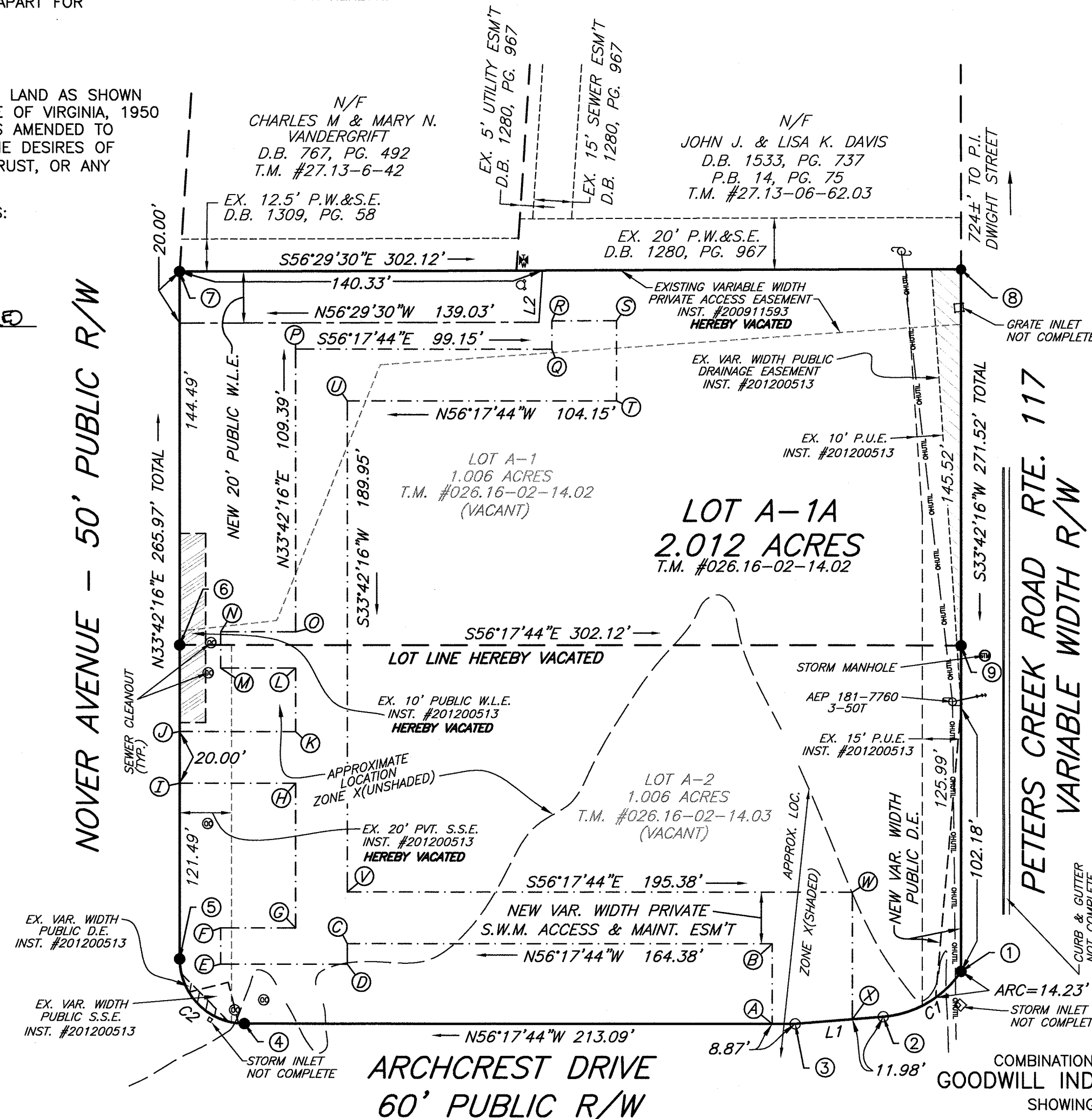
SCALE: 1"= 40'

JOB #R1410030.00

DRN: SCB
CHK: JRM

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°02'14"W	34.18'
L2	S37°25'30"W	20.05'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	36.00'	40.00'	19.32'	N86°48'52"W	34.79'	51°33'37"
C2	39.27'	25.00'	25.00'	N11°17'44"W	35.36'	90°00'00"

