

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA, A MUNICIPAL CORPORATION IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 1.6890 ACRE, BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1 INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY H. T. SMITH AND LILLIE MAE SMITH AND QUORUM HOLDING CORPORATION, A VIRGINIA CORPORATION BY DEED DATED JANUARY 18, 1989 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1596, PAGE 1324, A PORTION OF A 10' ALLEY VACATED BY THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA, ORDINANCE NO. 29705-82889 DATED AUGUST 28, 1989 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1609, PAGE 1728, ALL OF THE LAND CONVEYED TO SAID OWNER BY JAMES P. AND EMILY D. HART BY DEED DATED AUGUST 2, 1907 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 191, PAGE 313 AND A PORTION OF THE LAND CONVEYED TO SAID OWNER BY NANNIE E. GISH BY DEED DATED DECEMBER 5, 1901 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 133, PAGE. 98.

THAT MAXIMILIAN WELLBORN MATTHEWS, II AND ELENA MILANESCHI MATTHEWS ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.1305 ACRE, BOUNDED BY OUTSIDE CORNERS 5, 20, 21, 22, 9 THRU 5 INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY FRED G. LIADY, III BY DEED DATED JANUARY 23, 1990 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1616, PAGE 287 SAID PARCEL ALSO BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED JANUARY 26, 1990 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1616, PAGE 290 TO TRUSTBANK MORTGAGE CENTER, INC., A VIRGINIA CORPORATION, TRUSTEE SECURING A NOTE TO TRUSTBANK SAVINGS, F.S.B. AND SAID PARCEL ALSO CONTAINS A PORTION OF A 10' ALLEY VACATED BY THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA, ORDINANCE NO. 29705-82889 DATED AUGUST 28, 1989 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1609, PAGE 1728.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

A PUBLIC ALLEY IS HEREBY DEDICATED TO THE CITY OF ROANOKE, BOUNDED BY CORNER NO. 14, 15, 16, AND 17.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Richard L. Kelley 11-29-90  
AGENT - CITY OF ROANOKE  
SCHOOL BOARD

Maximilian Wellborn Matthews II 12-3-90 Elena Milaneschi Matthews 12/3/90  
MAXIMILIAN WELLBORN MATTHEWS DATE ELENA MILANESCHI MATTHEWS DATE  
OWNER OWNER

Ronda M. Long AP 12-28-90  
TRUSTEE DATE BENEFICIARY DATE  
TRUSTBANK MORTGAGE CENTER, INC. TRUSTBANK SAVINGS, F.S.B.

STATE OF VIRGINIA  
City OF Roanoke  
TO WIT:

I, Debra L. Perkins, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MAXIMILIAN WELLBORN MATTHEWS AND ELENA MILANESCHI MATTHEWS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 5th DAY OF December, 1990.

MY COMMISSION EXPIRES:  
Oct. 31, 1994 Debra L. Perkins  
NOTARY PUBLIC

STATE OF VIRGINIA  
OF  
TO WIT:

I, June S. Nolley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD L. KELLEY WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29th DAY OF November, 1990.

MY COMMISSION EXPIRES:  
4-30-93 June S. Nolley  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:00 O'CLOCK A.M. ON THIS 16th DAY OF JANUARY, 1991.

TESTE:  
PATSY TESTERMAN  
CLERK  
BY: Patricia Humphrey  
DEPUTY CLERK

THIS IS AN ORIGINAL SIZE MAP AND HAS NOT BEEN REDUCED.

NOTES:

1. THE SUBJECT PROPERTY IS NOT SITUATE WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

REFERENCE MAPS:

1. PLAT SHOWING TOPOGRAPHIC SURVEY OF HIGHLAND PARK ELEMENTARY SCHOOL BY BUFORD T. LUMSDEN & ASSOCIATES DATED DECEMBER 7, 1987.
2. SURVEY FOR H. T. SMITH AND QUORUM HOLDING CORPORATION BY JACK G. BESS, C.L.S. DATED NOVEMBER 14, 1988 AND RECORDED IN DEED BOOK 1593, PAGE 337.
3. PLAT OF HIGHLAND PARK SCHOOL PREPARED BY THE OFFICE OF CITY ENGINEER DATED OCTOBER 27, 1987, PLAN # 6047.

STATE OF VIRGINIA  
County OF Fairfax  
TO WIT:

I, Gloria D. Macomber, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Linda L. Miller WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28th DAY OF December, 1990.

MY COMMISSION EXPIRES:  
August 19, 1991 Gloria D. Macomber  
NOTARY PUBLIC

STATE OF VIRGINIA  
County OF Fairfax  
TO WIT:

I, Gloria D. Macomber, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Ronda M. Long WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28th DAY OF December, 1990.

MY COMMISSION EXPIRES:  
August 19, 1991 Gloria D. Macomber  
NOTARY PUBLIC

T. P. PARKER & SON PERFORMED A CURRENT FIELD SURVEY ON NEW LOT 1B AND NEW LOT 2A, A PARTIAL SURVEY WAS PERFORMED ON LINES 7 TO 13 TO 1 TO 18. THE PROPERTY LINES BETWEEN CORNERS 9 THRU 12 TO 1 WERE PLATTED FROM RECORDS (SURVEY FOR THE CITY OF ROANOKE SCHOOL BOARD BY OTHERS).

BOARD OF ZONING APPEALS VARIANCES GRANTED TO ROANOKE CITY SCHOOL BOARD AFFECTING THIS PROPERTY

1. APPEAL # 21-88-A MAR. 8, 1988 MANEUVERING IN THE PUBLIC RIGHT OF WAY
2. APPEAL # 107-89-A NOV. 7, 1989 HEIGHT REGULATIONS
3. APPEAL # 75-90-A JULY 3, 1990 FRONTAGE, NEW LOT 1B

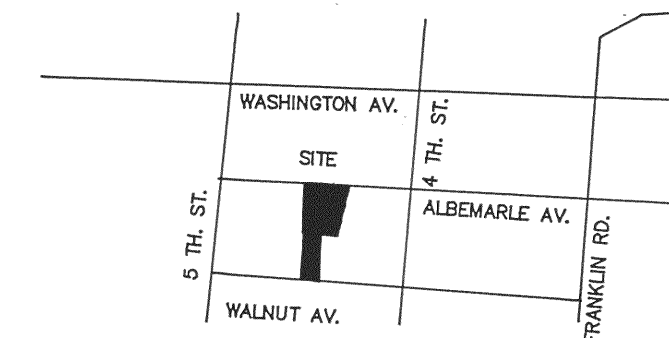
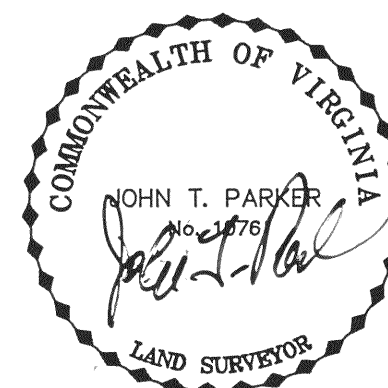
APPROVED:

Edward X. Tushnet 1/15/91  
AGENT - ROANOKE CITY PLANNING COMMISSION DATE

Charles M. Duffing 1/15/91  
CITY ENGINEER OF ROANOKE, VIRGINIA DATE

TO THE BEST OF MY KNOWLEDGE THE SOURCE OF TITLE IS AS SHOWN ABOVE.

John T. Parker 10/4/90  
JOHN T. PARKER, L.S. DATE



LOCATION MAP

## COORDINATES

POINT	NORTHING	EASTING
1	1000.00	1000.00
2	989.80	1083.09
3	843.20	1065.09
4	849.88	1006.42
5	844.73	1005.78
6	847.66	980.07
8	810.69	972.20
9	715.35	949.54
10	732.98	803.11
11	793.16	755.95
12	1026.81	784.50
1	1000.00	1000.00

PROPERTY OF  
CITY OF ROANOKE  
SCHOOL BOARD  
1.6890

## COORDINATES

POINT	NORTHING	EASTING
9	715.35	949.54
8	810.69	972.20
6	847.66	980.07
5	844.73	1005.78
20	839.58	1005.15
21	838.43	1014.73
22	709.36	999.19
9	715.35	949.54

PROPERTY OF  
MAXIMILIAN WELLBORN MATTHEWS  
& ELENA MILANESCHI MATTHEWS  
COORDINATES BASED ON  
AN ASSUMED DATUM.  
0.1305 AC.

## SUBDIVISION TRANSACTION

THIS PLAT SUBDIVIDES A PORTION (0.1209 AC.) OF TAX PARCEL 1022802 AND COMBINES SAID PORTION AND A PORTION OF A FORMER ALLEY (0.0425 AC.) WITH TAX PARCEL 1022801 (1.3796 AC.) TO CREATE HEREON NEW LOT 1A (1.5430 AC.).

THIS PLAT DEDICATES (0.0340 AC.) FROM THE LAND REMAINING IN TAX PARCEL 1022802 CREATING A NEW PUBLIC ALLEY AND AND CREATING HEREON NEW LOT 1B (0.1120 AC.).

THIS PLAT SUBDIVIDES AND COMBINES THE REMAINING PORTION OF SAID ALLEY (0.0031 AC.) WITH TAX PARCEL 1022808 CREATING HEREON NEW LOT 2A (0.1305 AC.) PROPERTY OF MAXIMILIAN W. MATTHEWS, II, ET UX.

PLAT OF SURVEY  
SHOWING THE RESUBDIVISION OF THE  
PROPERTY OF THE

## ROANOKE CITY SCHOOL BOARD

BEING A 1.3796 AC. TRACT AND A 0.2669 AC. LOT,  
AND PROPERTY OF  
MAXIMILIAN W. MATTHEWS, II, ET UX, BEING A 0.1274 AC. LOT,  
AND A PORTION OF A FORMER PUBLIC ALLEY  
VACATED BY CITY ORD. 29705-82889, AND  
DEDICATING HEREON 0.0340 AC. TO  
THE CITY OF ROANOKE  
FOR PUBLIC RIGHT-OF-WAY PURPOSES

SITUATE ALBEMARLE AVENUE, S.W.  
ROANOKE, VIRGINIA

T. P. PARKER & SON  
ENGINEERS - SURVEYORS - PLANNERS  
SALEM, VIRGINIA

TAX # 1022802,  
1022808  
CALC: LRD  
DRAWN: LRD/CADD

SCALE: 1" = 20'  
DATE: JUNE 13, 1990  
N.B. WW-81  
W.O. 90-0284

SHEET 1 OF 2  
M.B. 1, PG. 1039