

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT COX CABLE ROANOKE, INC., A DELAWARE CORPORATION, IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.446 ACRE, BOUNDED BY OUTSIDE CORNERS 10, 11, 12 TO 10 INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY THE CITY OF ROANOKE, VIRGINIA BY DEED DATED APRIL 15, 1991 AND RECORDED IN IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1639, PAGE 710 AND ALSO A PORTION OF WESTPORT AVENUE, S.W. AND 20 TH. STREET, S.W. VACATED BY THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA, ORDINANCE NO. 30646-82691 DATED AUGUST 26, 1991 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1645, PAGE 66 AND ALSO A PORTION OF WESTPORT AVENUE, S.W. CONVEYED TO SAID OWNER IN FEE SIMPLE BY ROANOKE VALLEY CABLEVISION, A LIMITED VIRGINIA PARTNERSHIP, BY DEED DATED FEBRUARY 11, 1992 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1653, PAGE 317.

THAT COX CABLE ROANOKE, INC., A DELAWARE CORPORATION IS ALSO THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 1.075 ACRE, BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 12, 11 TO 1 INCLUSIVE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY ROANOKE VALLEY CABLEVISION, A LIMITED VIRGINIA PARTNERSHIP, BY DEED DATED FEBRUARY 11, 1992 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1653, PAGE 317 AND ALSO A PORTION OF 20 TH. STREET, S.W. VACATED BY THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA BY ORDINANCE NO. 30646-82691 DATED AUGUST 26, 1991 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1645, PAGE 66 AND ALSO BEING ALL THE LAND CONVEYED TO SAID OWNER BY MARGARET S. SULLIVAN BY DEED DATED JANUARY 21, 1986 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1533, PAGE 703.

THAT H & S CONSTRUCTION COMPANY, A VIRGINIA CORPORATION IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.445 ACRE, BOUNDED BY OUTSIDE CORNERS 4, 5, 6, 7, 8, 9, TO 4 INCLUSIVE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY A DEED OF CORRECTION BY ALTON B. PRILLAMAN, EXECUTOR OF THE ESTATE OF RACHEL H. SELANDER AND LOUISE B. HARTMAN, BY DEED DATED OCTOBER 11, 1989 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1611, PAGE 725 AND ALSO A PORTION OF 20 TH. STREET, S.W. VACATED BY THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA BY ORDINANCE NO. 30646-82691 DATED AUGUST 26, 1991 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1645, PAGE 66.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY BY 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.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

COX CABLE ROANOKE, INC., BY ITS AUTHORIZED OFFICER

B. Langheim 2/18/92
DATE

H & S CONSTRUCTION CO., BY ITS AUTHORIZED OFFICER

H. M. Lee 2/11/92
DATE

STATE OF VIRGINIA

City OF Salem TO WIT:

I, Linda C. Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT B. Langheim WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18 DAY OF February, 1992.

MY COMMISSION EXPIRES:

February 28, 1993 Linda C. Johnson
NOTARY PUBLIC

STATE OF VIRGINIA

OF TO WIT:

I, Ann H. Cookman, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT GEORGE M. GEE WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF Feb., 1992.

MY COMMISSION EXPIRES:

11-10-92 Ann H. Cookman
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 11:35 O'CLOCK A.M. ON THIS 20 DAY OF February, 1992.

TESTE: ARTHUR B. CRUSH, III

CLERK

BY Patty Humphreys
DEPUTY CLERK

CLOSED BY LRD 2-10-92

THIS IS AN ORIGINAL PLAT AND HAS NOT BEEN REDUCED.

GENERAL NOTES:

THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON THE SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

PROPERTY OF
NORFOLK SOUTHERN CORP.

WESTPORT AVENUE, S.W.

(UNDEVELOPED)

FORMERLY RICHMOND AVENUE
50' R/W

PROPERTY OF
H & S CONSTRUCTION CO.

TAX # 131-1308
D.B. 1611, PG. 725

NOTE:

BY EXECUTION OF THIS PLAT THE SAID OWNERS HEREBY ESTABLISH A 15' SANITARY SEWER EASEMENT THROUGH THAT CLOSED PORTION OF WESTPORT AVENUE, S.W. AS SHOWN HEREON.

BK. 40

20 TH. STREET, S.W.
FORMERLY K STREET
50' R/W

SALEM AVENUE, S.W.

FORMERLY THE BOULEVARD
100' R/W

BOUNDARY NOTES:

1. THIS PLAT COMBINES TAX PARCEL NO. 131-0901 (0.153 AC.) AND THE EASTERLY 25' OF 20 TH. STREET, S.W. AND THE EASTERLY PORTION OF WESTPORT AVENUE, S.W. (0.293 AC.) CREATING HEREON TRACT "A" (0.446 AC.)
2. THIS PLAT COMBINES TAX PARCELS NO. 131-1401, 131-1402, 131-1403, 131-1404, 131-1405, 131-1406 (0.989 AC.) AND THE EASTERLY 25' OF 20 TH. STREET, S.W. (0.086 AC.) CREATING HEREON TRACT "B" (1.075 AC.)
3. THIS PLAT COMBINES TAX PARCEL NO. 131-1307 & 131-1308 (0.345 AC.) AND THE WESTERLY 25' OF 20 TH. STREET, S.W. (0.100 AC.) CREATING HEREON PARCEL "C" (0.445 AC.).

APPROVED:

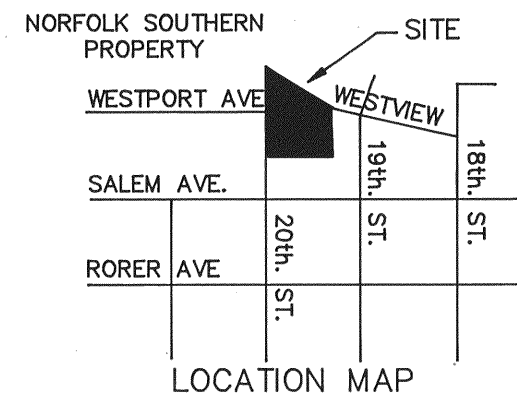
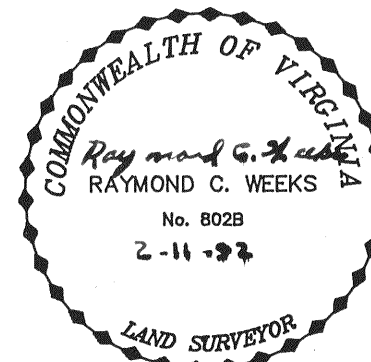
John R. Muller 2/20/92
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

Charles M. Duffine 2/20/92
CITY ENGINEER - CITY OF
ROANOKE

50' 25' 0' 50' 100'
1" = 50'
GRAPHIC SCALE

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

Raymond C. Weeks 2/11/92
RAYMOND C. WEEKS DATE



M.B. 11, PG. 1117

COORDINATES		
CORNER	NORTHING	EASTING
1	1000.00	1000.00
2	970.70	1043.66
3	863.85	1013.36
4	952.53	700.69
5	986.63	580.43
6	1130.95	621.36
7	1103.66	717.57
8	1127.71	724.39
9	1120.89	748.44
10	1251.73	785.55
11	1031.07	973.54
1	1000.00	1000.00

BOUNDARY COORDINATES SHOWN HEREON
ARE BASED ON ASSUMED DATUM.

BOUNDARY CONTAINS 1.966 ACRES

PROPERTY OF
JAMES C. & ANTIONETTE S.
LAWTON

TAX # 131-1407
D.B. 850, PG. 454

PROPERTY OF
JACK T. & ELIZABETH R.
LONG

TAX # 131-1408
D.B. 867, PG. 107

LEGEND
○ PROPERTY CORNER
R/W RIGHT OF WAY
⊙ SEWER MANHOLE
— CHAIN LINK FENCE

COMBINATION PLAT AND
SURVEY FOR
COX CABLE ROANOKE, INC.

AND
H & S CONSTRUCTION CO.

SHOWING THE CLOSING OF A PORTION OF
20 TH. STREET, S.W. AND WESTPORT AVENUE, S.W.
ORDINANCE # 30646-82691 DATED AUGUST 26, 1991

& THE COMBINATION OF SAID ADJOINING CLOSED STREETS WITH
BLOCK 31; LOTS 3 THRU 8, BLOCK 32 AND LOTS 1 & 2, BLOCK 40
RIVERVIEW LAND AND MANUFACTURING COMPANY DATED FEB. 1890
CREATING NEW PARCEL "A" (0.446 AC.) AND NEW PARCEL "B" (1.075 AC.)
AND NEW PARCEL "C" (0.445 AC.)
ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX # 131-0901,
131-1307 & 1308,
131-1401 THRU 1406
CALC: LRD
DRAWN: LRD/CADD

SCALE: 1" = 50
DATE: FEBRUARY 10, 1992
N.B. JW-53
W.O. 91-1761

M.B. 11, PG. 1117