

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE STAMP & SEAL COMPANY, A VIRGINIA GENERAL PARTNERSHIP IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4, 13 TO 1, INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 1, 1984 FROM FRANCIS M. FREEMAN, ET ALS AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1512, PAGE 1545.

THAT WALTER F. SULLIVAN, BISHOP OF THE CATHOLIC DIOCESE OF RICHMOND, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 4 THRU 12 TO 4, INCLUSIVE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 15, 1893 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 89, PAGE 23 AND ALSO BEING A PORTION OF A CLOSED ALLEY AND STREET VACATED BY CITY OF ROANOKE ORDINANCE NO. 23282 DATED OCTOBER 25, 1976 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1389, PAGE 621.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS.

ROANOKE STAMP & SEAL COMPANY

ST. ANDREWS CATHOLIC CHURCH

Gregory Freeman *March 24, 92*
AUTHORIZED AGENT DATE
OWNER

Walter F. Sullivan
WALTER F. SULLIVAN DATE
BISHOP OF THE CATHOLIC DIOCESE OF RICHMOND, VA.

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, *Gregory Freeman*, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS *24* DAY OF *March*, 1992.

MY COMMISSION EXPIRES:

February 28, 1993

Linda C. Johnson
NOTARY PUBLIC

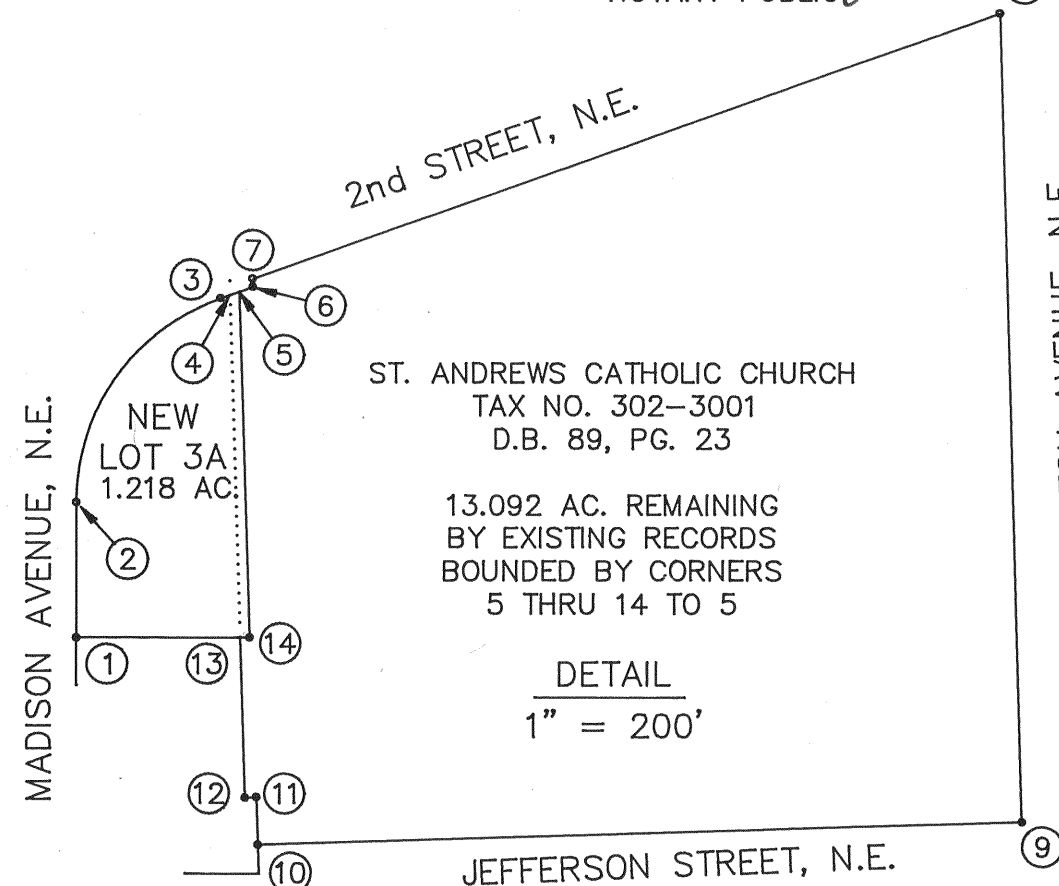
STATE OF VIRGINIA
City OF *Richmond* TO WIT:

I, *ETTA R. JONES*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, WALTER F. SULLIVAN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS *31st* DAY OF *MARCH*, 1992.

MY COMMISSION EXPIRES:

July 31, 1994

ETTA R. Jones
NOTARY PUBLIC



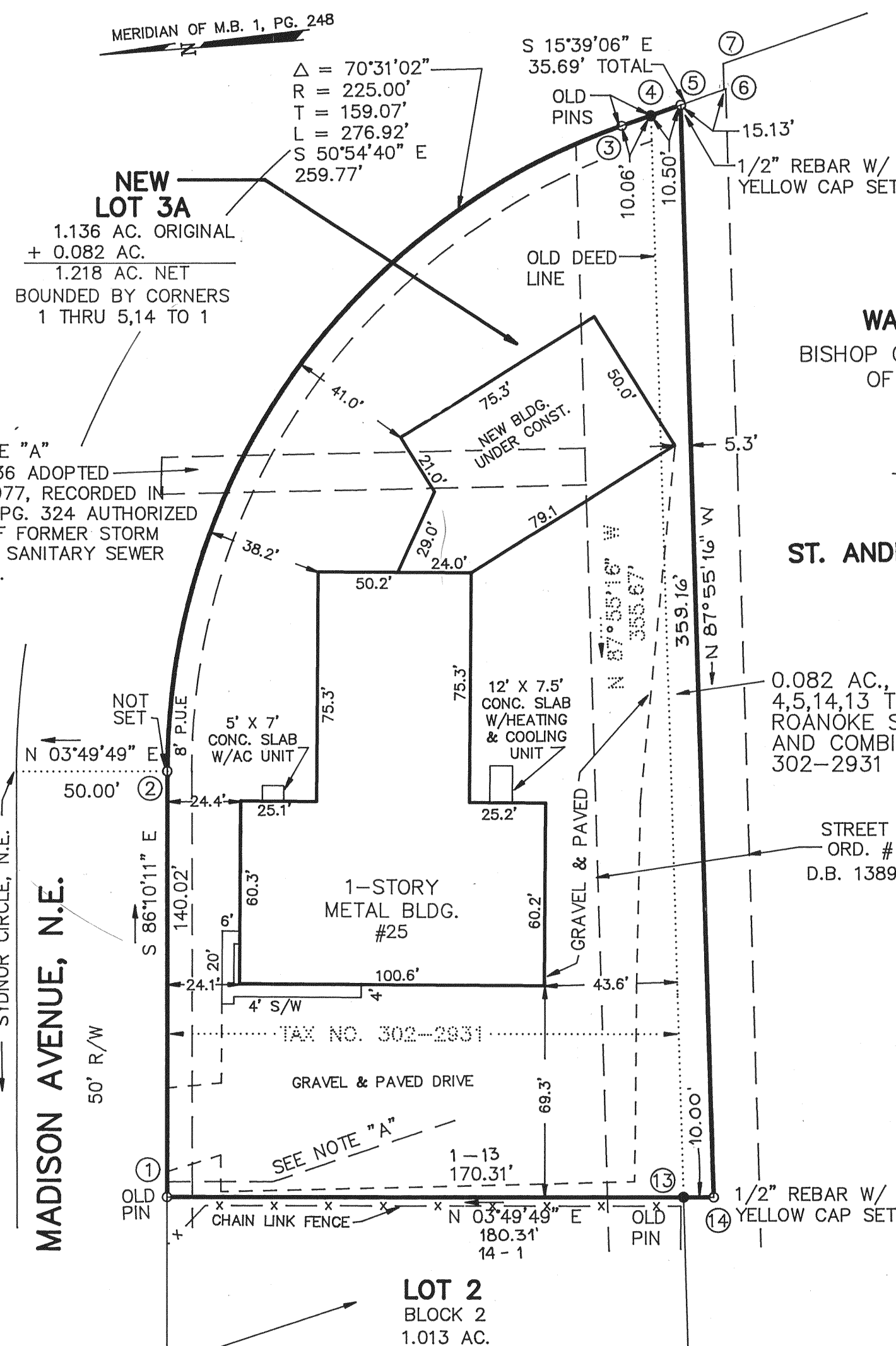
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT *2:50* O'CLOCK *P.*M. ON THIS *12th* DAY OF *July*, 1992.

TESTE: *ARTHUR B. CRUSH, III*
CLERK

BY: *Sara Testerman*
DEPUTY CLERK

THIS IS AN ORIGINAL PLAT AND HAS NOT BEEN REDUCED

M.B. 1 PG. 1151



NOTE "A"
ORD. #23536 ADOPTED
APRIL 4, 1977, RECORDED IN
D.B. 1400, PG. 324 AUTHORIZED
RELEASE OF FORMER STORM
DRAIN AND SANITARY SEWER
EASEMENTS.

REMAINING
PROPERTY OF
WALTER F. SULLIVAN
BISHOP OF THE CATHOLIC DIOCESE
OF RICHMOND, VIRGINIA
D.B. 89, PG. 23
TAX NO. 302-3001
13.174 AC. ORIGINAL INCLUDING VACATED STREETS & ALLEYS
- 0.082 AC. IN OUTCONVEYANCE
13.092 AC. NET

ST. ANDREWS CATHOLIC CHURCH

BOUNDARY COORDINATES		
COR	NORTHING	EASTING
1	5000.00	5000.00
2	4990.65	5139.71
3	4826.85	5341.33
4	4817.17	5344.05
5	4807.06	5346.88
6	4820.09	4987.95
7	4830.07	4988.61
1	5000.00	5000.00

BOUNDARY COORDINATES SHOWN
HEREON ARE BASED ON ASSUMED DATUM

NOTES:

- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE FEMA FLOOD INSURANCE RATE MAP SHOWS THIS PROPERTY TO BE IN FLOOD ZONE "A". BASED ON A PHYSICAL INSPECTION OF THE PROPERTY IT IS THE OPINION OF THE SURVEYOR THAT THIS PROPERTY IS IN FLOOD ZONE "C" AND THE FEMA FLOOD MAP IS INCORRECT IN THIS AREA.
- SEE PLAT FOR ROANOKE STAMP & SEAL COMPANY BY T. P. PARKER & SON DATED JANUARY 9, 1992.
- SEE MAP OF SECTION FOUR, GAINSBORO NEIGHBORHOOD DEVELOPMENT PROGRAM BY HAYES, SEAY, MATTERN & MATTERN DATED JANUARY 21, 1977 RECORDED IN M.B. 1, PG. 248.

SUBDIVISION FOR
ROANOKE STAMP & SEAL COMPANY

AND
ST. ANDREWS CATHOLIC CHURCH

PROPERTY OF
WALTER F. SULLIVAN
BISHOP OF THE CATHOLIC DIOCESE
OF RICHMOND, VIRGINIA

SHOWING THE RESUBDIVISION OF A 13.174 AC. PARCEL AND LOT 3, MAP OF SECTION 4, GAINSBORO NEIGHBORHOOD DEVELOPMENT PROGRAM, M.B. 1, PG. 248, AND CREATING HEREON NEW LOT 3A (1.218 AC.) SITUATE ON MADISON AVENUE, N.E.

ROANOKE, VIRGINIA

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

TAX NO.: 302-2931

SCALE: 1" = 40'

FEBRUARY 20, 1992

W.O. 92-0251

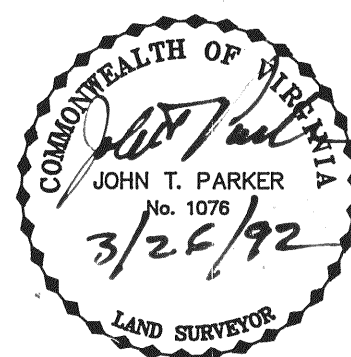
DRAWN: DAP/CADD

CALC.: DAP

N.B.: JW-50

REVISED: MARCH 20, 1992

M.B. 1 PG. 1151



THIS PLAT IS BASED ON
A CURRENT FIELD SURVEY
ON LOT 3A ONLY

