

KNOW ALL MEN BY THESE PRESENT TO WIT:

THAT PETER C. SNYDER, RESIDUAL TRUST (CO-TRUSTEES, CENTRAL FIDELITY BANK AND GEORGIA ANNE SNYDER-FALKINHAM) IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND CORNERS 6 THRU 9 TO 6, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1612, PAGE 351, AND DEED BOOK 1612, PAGE 347;

AND 0.075 ACRE IN ALLEY BOUNDED BY CORNERS 10 TO 1, 1 TO 5, 5 TO 13, 13 TO 7, 7 TO 6, 6 TO 10, INCLUSIVE, VACATED BY CITY ORDINANCE NO. 32217-102494.

AND 0.072 IN THIRD STREET, S.E., BOUNDED BY CORNERS 9 THRU 12 TO 9, INCLUSIVE, VACATED BY CITY ORDINANCE NO. 32217-102494.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT HEREBY VACATES THE ALLEY AND LOT LINES AS SHOWN ON THIS PLAT.

THE PLATTING AND VACATION OF THE ALLEY AND LOT LINES OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.1-465 THROUGH SECTION 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

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

BY: Janita H. Ellett, V.P.
CENTRAL FIDELITY BANK, CO-TRUSTEE

BY: Georgia Anne Snyder-Falkinham
GEORGIA ANNE SNYDER-FALKINHAM, CO-TRUSTEE

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Janita H. Ellett, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Janita H. Ellett, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF February, 1995.

Janita H. Ellett
NOTARY PUBLIC MY COMMISSION EXPIRES June 30, 1995

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Philip R. Conner, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Georgia Anne Snyder-Falkinham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF January, 1995.

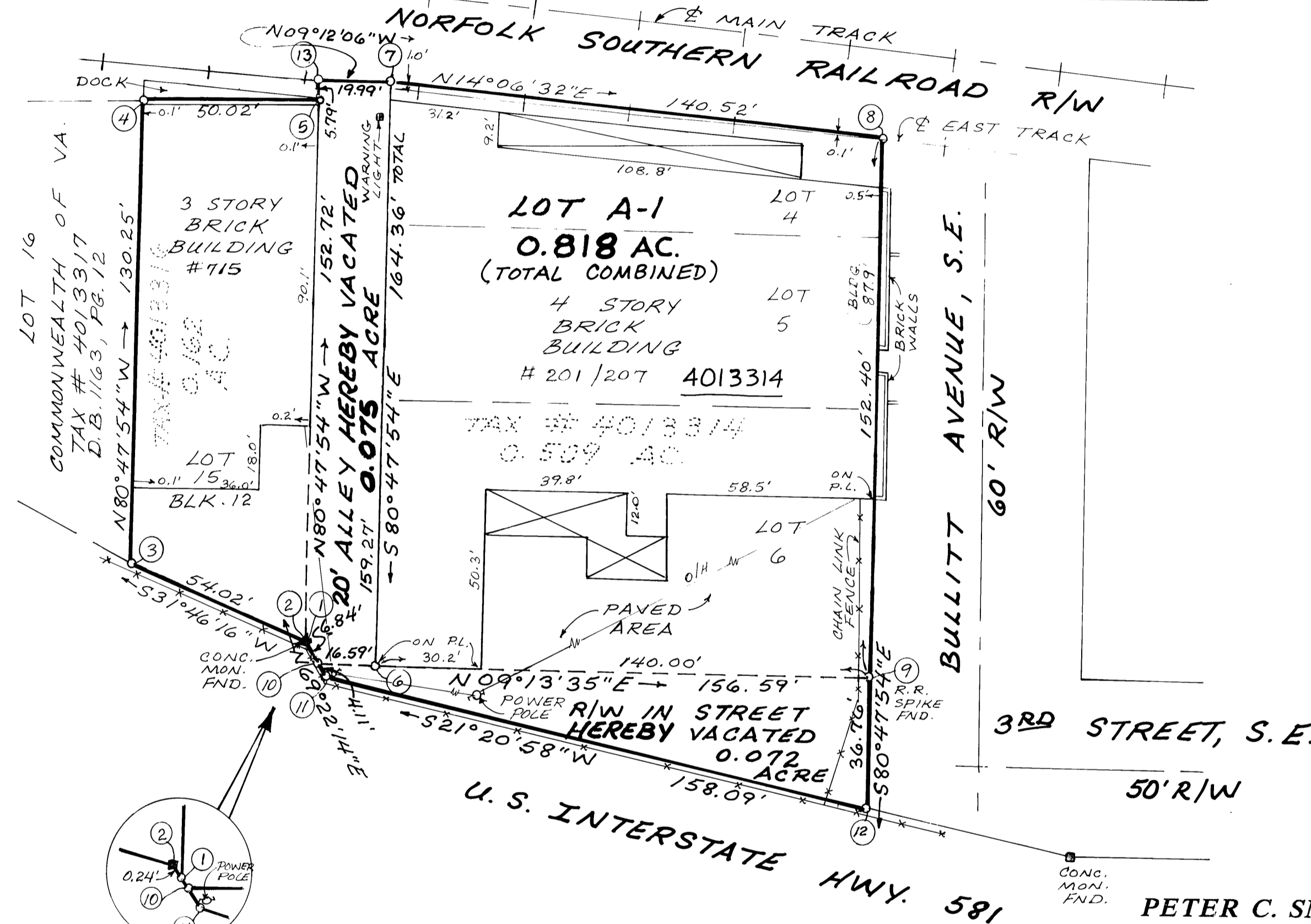
Philip R. Conner
NOTARY PUBLIC MY COMMISSION EXPIRES 1/31/97

APPROVED:
Philip C. Galtman 2/22/95
ENGINEER, CITY OF ROANOKE DATE
John James Russell 2/22/95
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 4:22 O'CLOCK P.M. ON THIS 22nd DAY OF February, 1995, IN MAP BOOK , PAGE .

BY: John R. McAden
CLERK
Kathy Chris
DEPUTY CLERK

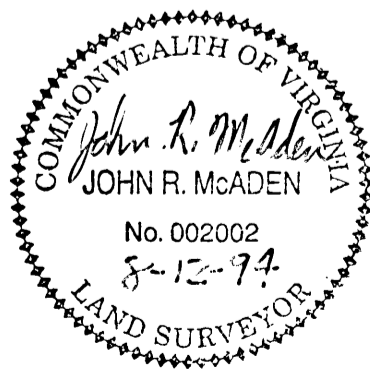
MERIDIAN OF ROANOKE OFFICIAL
SURVEY, SHEET No. 2 S.E.
SCALE: 1" = 30'



DETAIL
DWG.

NOTES:

- OWNER OF RECORD: PETER C. SNYDER, RESIDUAL TRUST
CO-TRUSTEES= CENTRAL FIDELITY BANK
GEORGIA ANNE SNYDER-FALKINHAM
- LEGAL REFERENCE: DEED BOOK 1612, PAGE 351
DEED BOOK 1612, PAGE 347
- TAX MAP NUMBERS: 4013316 AND 4013314
- NO TITLE REPORT FURNISHED
- AN EASEMENT IS GRANTED TO ALL EXISTING UTILITIES CURRENTLY IN USE FOR THE USE AND MAINTENANCE OF SAID UTILITIES IN HEREBY VACATED RIGHT-OF-WAYS.

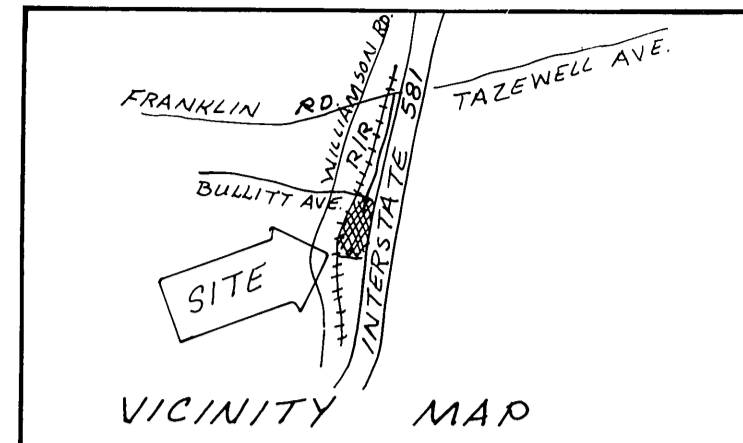


I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. McADEN 002002

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

(OUT BOUNDARY) COORDINATE LIST		
CORNER	NORTHING	EASTING
1	4996.1421	9989.7521
2	4996.0575	9989.5275
3	4950.1320	9961.0845
4	4970.9602	9832.5106
5	5020.5580	9838.9963
13	5021.4690	9833.3710
7	5041.2057	9836.5679
8	5177.4868	9870.8218
12	5147.2376	10057.5516
11	5000.0000	10000.0000
1	4996.1421	9989.7521



(TAX #4013316) COORDINATE LIST		
CORNER	NORTHING	EASTING
1	4996.142	9989.752
2	4996.058	9989.528
3	4950.132	9961.085
4	4970.960	9832.511
5	5020.558	9838.996
1	4996.142	9989.752

(TAX #4013314) COORDINATE LIST		
CORNER	NORTHING	EASTING
6	5014.928	9998.814
7	5041.206	9836.568
8	5177.487	9870.822
9	5153.116	10021.261
6	5014.928	9998.814

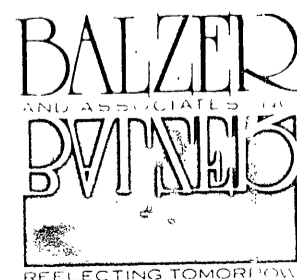
(ALLEY) COORDINATE LIST		
CORNER	NORTHING	EASTING
10	4998.552	9996.154
1	4996.142	9989.752
5	5020.558	9838.996
13	5021.4690	9833.3710
7	5041.206	9836.568
6	5014.928	9998.814
10	4998.552	9996.154

(STREET AREA) COORDINATE LIST		
CORNER	NORTHING	EASTING
9	5153.116	10021.261
10	4998.552	9996.154
11	5000.000	10000.000
12	5147.238	10057.552
9	5153.116	10021.261

PLAT FOR
PETER C. SNYDER, RESIDUAL TRUST

SHOWING A 0.075 ACRE ALLEY AND
0.072 ACRE PORTION OF THIRD STREET, S.E.
RIGHT-OF-WAY VACATED BY
ORDINANCE NO. 32217-102494
AND COMBINING LOT 15 (0.162 ACRE)
AND LOTS 4, 5, AND 6 (0.509 ACRE)
CREATING HEREON LOT A-1 (0.818 ACRE)
SITUATED AT BULLITT AVENUE, S.E.

CITY OF ROANOKE, VIRGINIA
AUGUST 12, 1994
JOB NUMBER 92018-1



PROPERTY IS IN F.E.M.A. DEFINED FLOOD HAZARD ZONES
AE, SHADED ZONE X AND UNSHADED ZONE X. SEE COMMUNITY
PANEL # 51161C0046D EFFECTIVE OCT. 15, 1993