

KNOW ALL YE MEN PRESENT TO WIT:

THE CITY OF ROANOKE IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY THE CORNERS 1 TO 10 TO 1, AND IS THE LAND SHOWN AS WELLS AVENUE RIGHT-OF-WAY BY MAP BOOK 1 PAGE 1245, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON PARCEL "A", AND IS THE LAND CONVEYED TO SAID OWNER BY DEED BOOK 1694 PAGE 1612, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE H.R. FOUNDATION INC., IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON PARCEL "B" AND IS THE LAND CONVEYED TO SAID OWNER BY DEED BOOK 1698 PAGE 510, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC UTILITY EASEMENTS.

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

David Bowers 4/14/95  
FOR THE CITY OF ROANOKE DAVID BOWERS, MAYOR

Debra Smith 4/13/95  
FOR THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

Raymond D. Smoot, Jr. 1/26/95  
FOR H.R. FOUNDATION INC.

CITY OF ROANOKE  
STATE OF VIRGINIA

I, George A. Link A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT David A. Bowers WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED April 14, 1995, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF April 1995.

MY COMMISSION EXPIRES: July 31, 1998  
NOTARY PUBLIC: George A. Link

CITY OF ROANOKE  
STATE OF VIRGINIA

I, Evelyn A. Ringler A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT NEVA J. SMITH WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED APRIL 13 1995, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 13th DAY OF APRIL 1995.

MY COMMISSION EXPIRES: MARCH 31, 1998  
NOTARY PUBLIC: Evelyn A. Ringler

APPROVED: Charles M. Huffine 1/23/95  
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

John Thomas Russell 1/23/95  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 19th DAY OF April 1995 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD 2:43 O'CLOCK PM.

TESTE: John E. Clark Deputy Clerk  
CLERK

CURVE	DELTA	RADIUS	ARC	TAN	CHORD
A	02°58'11"	676.70'	35.08'	17.54'	S75°09'10"E 35.07'
B	93°27'35"	24.00'	39.15'	25.49'	S26°56'17"E 34.95'

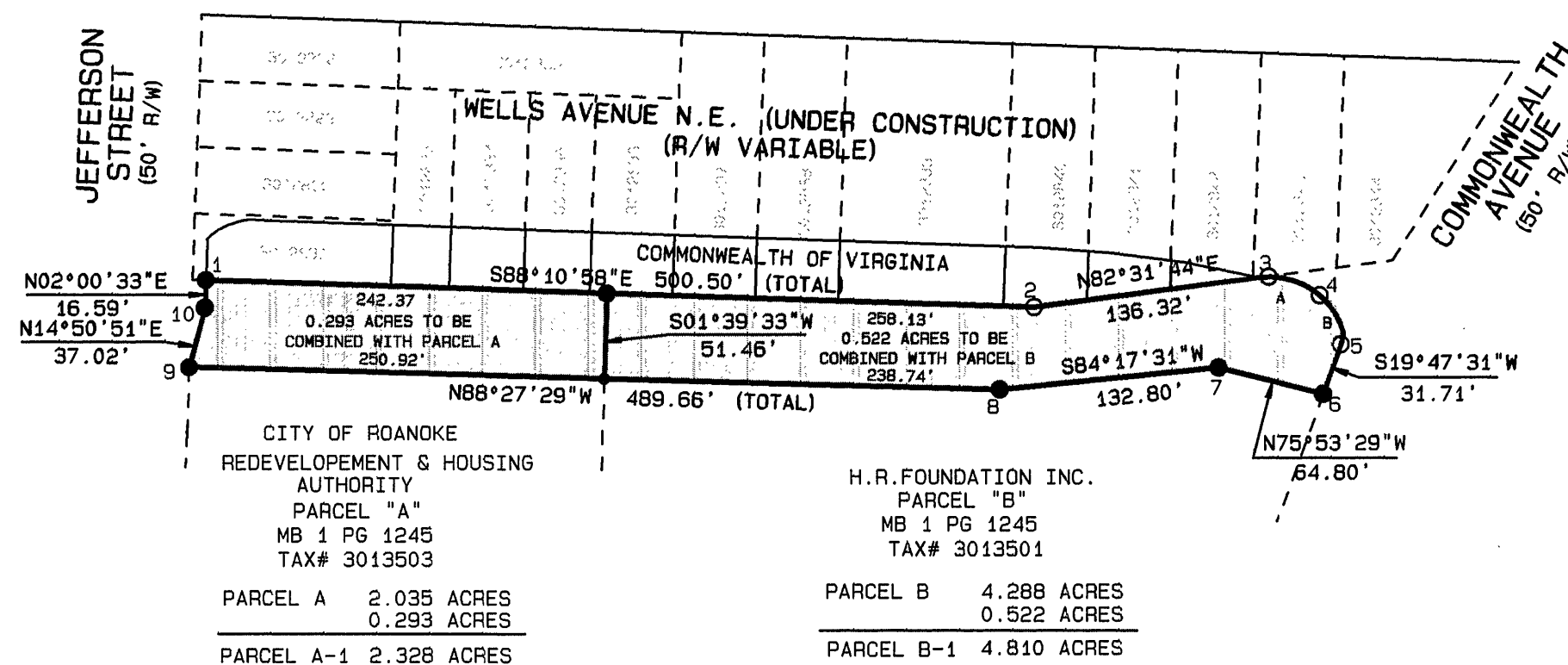
THE SHADED AREA ENCLOSED BY CORNERS 1 THROUGH 10 TO 1, INCLUSIVE DENOTES AREA OF WELLS AVENUE, N.E. PERMANENTLY VACATED, DISCONTINUED AND CLOSED BY ACTION OF ROANOKE CITY COUNCIL ON JUNE 20, 1994. (ORDINANCE NO. 32035-062094)

THE CITY OF ROANOKE RESERVES AN EASEMENT OVER THE ENTIRE VACATED RIGHT-OF-WAY FOR PUBLIC UTILITY PURPOSES.

FLOODNOTE:

CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AREA DESIGNATED AS FLOOD ZONE "C". NOTE REFERENCED BY FEMA MAP# 10 PANEL# 510130 0010 B.

PARCELS A-1 &amp; B-1 ZONED C-3



CITY OF ROANOKE County of Montgomery  
STATE OF VIRGINIA

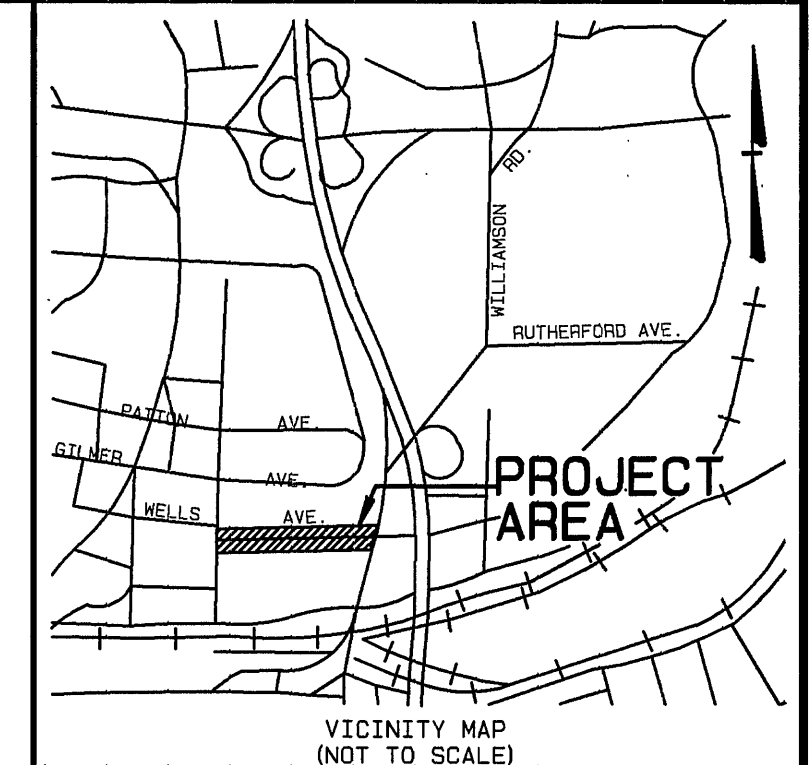
I, Geraldine M. Chenault A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Raymond D. Smoot, Jr. WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED January 26, 1995, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF January 1995.

MY COMMISSION EXPIRES: February 28, 1995  
NOTARY PUBLIC: Geraldine M. Chenault



I, KYLE D. AUSTIN, a duly Certified Surveyor in the State of Virginia, do hereby certify that the property shown hereon was carefully surveyed, and is correct to the best of my knowledge and belief.

Kyle D. Austin  
KYLE D. AUSTIN LLS 1483



## COORDINATE LIST

NO.	NORTHING	EASTING
1	346055.3186	1580853.6237
2	346039.4478	1581353.8709
3	346057.1730	1581489.0312
4	346048.1861	1581522.9321
5	346017.0281	1581538.7654
6	345987.1868	1581528.0267
7	346002.9825	1581465.1813
8	345989.7741	1581333.0398
9	346002.9499	1580843.5546
10	346038.7378	1580853.0420
1	346055.3186	1580853.6237

LEGEND  
● - IRON PIN FOUND  
○ - IRON PIN SET

PLAT SHOWING  
DISPOSITION OF RIGHT-OF-WAY  
KNOWN AS

WELLS AVENUE, N.E.  
CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 100'

DATE: AUGUST 29, 1994

REV: DEC. 20, 1994



**Mattern & Craig**  
CONSULTING ENGINEERS - SURVEYORS  
701 FIRST STREET  
ROANOKE, VIRGINIA 24016