KNOW ALL MEN BY THESE PRESENTS TO WIT: THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED THAT COMMUNICORP, INC, A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER OF A 2.07 ACRE TRACT OF LAND SHOWN HEREON CONVEYED TO SAID OWNER SOUTH STREET **GENERAL NOTES:** BY DEED DATED JUNE 30, 1992 BY JEFFERSON STREET PROPERTIES, A VIRGINIA 1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT GENERAL PARTNERSHIP BY DEED RECORDED IN THE CLERK'S OFFICE OF THE BY A LICENSED ATTORNEY CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1672, 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA MOUNTAIN AVE. PAGE 2006. FLOOD INSURANCE RTE MAP. THIS DETERMINATION IS BASED ON THE SAID MAP AND HAS HIGHLAND AVE. THAT COMMUNITY HOSPITAL OF ROANOKE VALLEY, IS THE FEE SIMPLE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. OWNER OF A TRACT OF LAND SHOWN HEREON BEING A PORTION OF LOT 9, ALBEMARLE AVE **BOUNDARY NOTES:** BLOCK 10, OFFICIAL SURVEY, S.E. NO.3 CONVEYED TO SAID OWNER BY DEED 1. THIS PLAT COMBINES A PORTION OF FIRST STREET, S.E. (CLOSED AND VACATED BY DATED FEBRUARY 19, 1992 BY JOHN OTIS CRONK AND KATHERINE CAROL CRONK ORD. NO. 32343-012395) WITH TAX # 402-1401, 402-1409, 402-1501 AND 402-1502 BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CREATING HEREON NEW 2.08 AC. TRACT, NEW LOT 9 (0.59 AC.), NEW LOT 1 (0.86 AC.) CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1653, PAGE 580. AND NEW LOT 3 (0.30 AC.). THAT COMMUNITY HOSPITAL OF ROANOKE VALLEY, IS THE FEE SIMPLE PROPERTY OF OWNER OF A TRACT OF LAND SHOWN HEREON BEING ALL OF LOTS 1 AND 2, COMMUNITY HOSPITAL BLOCK 11, OFFICIAL SURVEY, S.E. NO.3 AND A PORTION OF A CLOSED ALLEY CITY OR ROANOKE RETAINS A WATERLINE EASEMENT AND A SANITARY SEWER LINE OF ROANOKE VALLEY CONVEYED TO SAID OWNER BY DEED DATED JANUARY 18, 1979 BY CARBEN EASEMENT ALONG EXISTING LINES WITHIN FIRST STREET, S.E. TAX # 402-0801 M.B. 1, PG. 964, 965 CORPORATION BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT LOCATION MAP COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1436, PAGE 1945. THAT COMMUNITY HOSPITAL OF ROANOKE VALLEY, IS THE FEE SIMPLE HIGHLAND AVENUE, S.E. NO SCALE OWNER OF A TRACT OF LAND SHOWN HEREON BEING ALL OF LOT 3, BLOCK 11, OFFICIAL SURVEY, S.E. NO.3 AND A PORTION OF A CLOSED ALLEY AND A 50' WIDE HIGHLAND AVENUE, S.E. PORTION OF FIRST STREET, S.E. (CLOSED), CONVEYED TO SAID OWNER BY (2) S 8913'56" E DEED DATED JANUARY 18, 1979 BY CARBEN CORPORATION BY DEED S 8973'56" E (19) S 89'33'54" E S 83'45'00" E 50' WIDE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY 118.99' OF ROANOKE, VIRGINIA IN DEED BOOK 1436, PAGE 1943. 100.00' 25.15' 25.15' 155.00' A PORTION OF FIRST STREET, S.E. LOCATED IN THE ORCHARD HILL SUBDIVISION ADJACENT TO PROPERTY OF 21 HIGHLAND AVENUE, S.E. 24) PERMANENTLY VACATED, DISCONTINUED AND CLOSED BY ORDINANCE NO. 32343-012395 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1738, PAGE 1207. NEW LOT 9 THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE оғ **80,** 580 189. 0.46 AC. TRACT LOTS AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS ASSOCIATES

# 402-1407

96. 581 NEW LOT 1 0.13 AC. ROAD REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF STREE **≿6** 0.75 AC. TRACT 0.59 ACRE TOTAL VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE PROPERTY OF 0.11 AC. ROAD CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE AND VACATE OLD LOT LEWIS D. BROWN ET. ALS. 0.86 ACRE TOTAL PROPERTY OF LINES ADJOINING SAID CLOSED ALLEY AS SHOWN ON SAID PLAT AS REQUIRED TAX # 402-1505 COMMUNITY HOSPITAL & OF ROANOKE VALLEY D.B. 1549, PG. 858 BY SECTION 15.1-364 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND PROPERTY OF BY SECTION 30-14 OF THE CODE OF THE CITY OF ROANOKE, VIRGINIA AS COMMUNITY HOSPITAL TAX # 402-1409 AMENDED TO DATE. D.B. 1653, PG. 580 OF ROANOKE VALLEY WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS. JEFFERSON TAX # 402-1501 D.B. 1436, PG. 1945 COORDINATES 6-26-95 0.11 ) Uman Tawkey POINT NORTHING EASTING DORMÁN FAWLEY, PRESIDENZ DATE 2000.00 2000.00 COMMUNICORP, INC., OWNER N 89"10'37" W **BLOCK 11** 2050.29 1999.62 59.47' 25.00' (26) N 83'45'00" W Doman Tawke 1800.96 2027.18 S 8910'37" E 10 1766.41 1972.82 109.47' DORMAN FAWLEY, PRESIDENT 162.50' N 88 W COMMUNITY HOSPITAL OF ROANOKE VALLEY, OWNER COMMUNITY HOSPITAL 2000.00 2000.00 S 01'06'30" W 37.12' 187.50' TOTAL OF ROANOKE VALLEY THESE COORDINATES ARE BASED S 88'46'30" E 0,006 AC. SOUTH TAX # 402-1502 ON AN ASSUMED DATUM. D.B. 1436, PG. 1943 S 89'00'30" E. -canoke 0.28 AC. TRACT 53.95\* S 06'38'07" 3 TO WIT: 10.69 0.02 AC. ROAD BLOCK 10 0.30 ACRE TOTAL D. DARNell \_A NOTARY PUBLIC IN AND FOR THE 2.07 AC. TRACT 187.50° AFORESAID STATE DO HEREBY CERTIFY THAT, DORMAN FAWLEY, PRESIDENT OF 83'21'53" W N 83'45'00" W 0.01 AC. ROAD COMMUNICORP, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION ON THIS DAY OF \_\_\_\_\_\_\_\_, 1995. 2.08 ACRE TOTAL PROPERTY OF LEWS D. BROWN ET. ALS. PROPERTY OF PROPERTY OF TAX # 402-1507 TAX # 402-1505 MY COMMISSION EXPIRES: COMMUNICORP. INC. DOUGLAS R. & D.B. 1549, PG. 858 2/28/98 NOTARY PUBLIC TAX # ·402-1401 MARGARET J. IRVIN D.B. · 1672, PG. 2006 TAX # 402-1503, TAX # 402-1508 D.B. 1628, PG. 1480 STATE OF VIRGINIA 6 THIS PLAT DOES NOT CONSTITUTE AN ON THE GROUND FIELD SURVEY OF THE 322.49' 17.98 NEW PARCELS, BUT ONLY COMBINES \_\_A NOTARY PUBLIC IN AND FOR THE N 88'59'27" W N 89'00'30" W AFORESAID STATE DO HEREBY CERTIFY THAT, DORMAN FAWLEY, PRESIDENT OF (17) PORTION OF ALLEY WITH ADJOINING LOTS. COMMUNITY HOSPITAL OF ROANOKE VALLEY, WHOSE NAME IS SIGNED TO THE (15) 16 FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION ON THIS DAY OF 1995. ALBEMARLE AVENUE, S.E. **VACATION PLAT FROM RECORDS** COMMUNITY HOSPITAL OF ROANOKE VALLEY 50' WIDE MY COMMISSION EXPIRES: AND 2/28/98 THIS IS A VACATION PLAT FROM COMMUNICORP, INC. RECORDS, SEE ABOVE FOR OWNERS OF APPROVED: RECORD AND LEGAL REFERENCES. PLAT OF SURVEY OF A PORTION OF A PUBLIC STREET (FIRST STREET, S.E.) CLOSED & VACATED BY ORD. #32343-012395 SHOWING THE RESUBDIVISION AND COMBINATION OF THE LAND AGENT - CITY OF ROANOKE WITHIN SAID STREET WITH LOTS 1, 2 AND 3 OF BLOCK 11, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, PLANNING COMMISSION VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDG-DATE LOTS 9 AND 10, BLOCK 10, OFFICIAL SURVEY, S.E. NO. 3 MENT THERETO ATTACHED ADMITTED TO RECORD AT 10:40 O'CLOCK A.M. ON THIS 29 DAY OF June, 1995. AND 2.07 ACRE TRACT SITUATE ON HIGHLAND AVE., S.E. AND SOUTH JEFFERSON STREET CITY ENGINEER - CITY OF ()() ROANOKE, VIRGINIA ROANOKE TESTE: ARTHUR B. CRUSH, III TAX # 402-1401, 402-1409, SCALE: 1'' = 50'CLERK 402-1501, 402-1502, DATE: JUNE 23, 1995 OHN T. PARKER BY: Kathy & Molladan DRAWN: LRD/110 25' 0' W.O. 95-0404 50**'** No. 1076 TPP&S T. P. PARKER & SON DEPUTY CLERK ENGINEERS SURVEYORS Post Office Box 39 GRAPHIC SCALE CLOSED BY LRD

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