

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE REDEVELOPMENT & HOUSING AUTHORITY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS PART 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 1563, PAGE 1613.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE SAID OWNER HEREBY DEDICATES 0.010 ACRE IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT FROM CORNERS 1 TO A TO B TO 1, SET APART FOR STREETS. ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE CITY COUNCIL OF THE CITY OF ROANOKE, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREON IS HEREBY PLACED THE FOLLOWING SIGNATURE & SEAL:

CITY OF ROANOKE REDEVELOPMENT & HOUSING AUTHORITY
BY: Neve Smith, ITS EXECUTIVE DIRECTOR
NEVA SMITH

0.010 ACRE
HEREBY DEDICATED
FOR
STREET PURPOSES

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Evelyn A. Ringler, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Neve Smith, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF July, 1995.

Evelyn A. Ringler
NOTARY PUBLIC MY COMMISSION EXPIRES 3-31-98

APPROVED:
Charles M. Hufnagle 8-18-95
ENGINEER, CITY OF ROANOKE DATE
John R. McAden 8-18-95
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

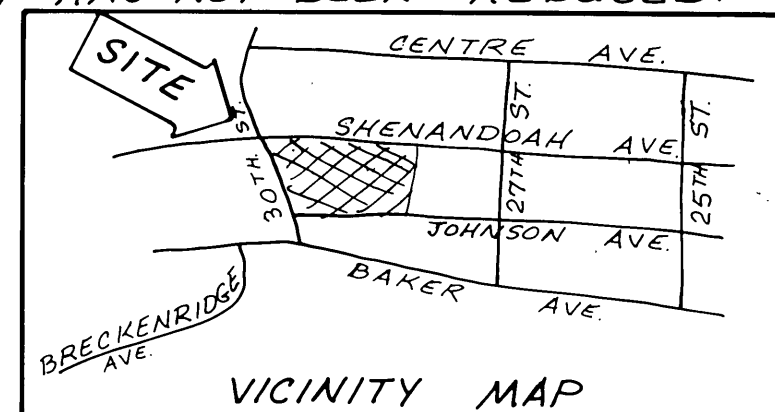
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 1:45 O'CLOCK A.M. ON THIS 21st DAY OF August, 1995, IN MAP BOOK 1, PAGE 1431.

BY: John R. McAden
CLERK
John R. McAden
DEPUTY CLERK

LEGEND
○ IRON PIN SET
● IRON PIN FOUND



THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.



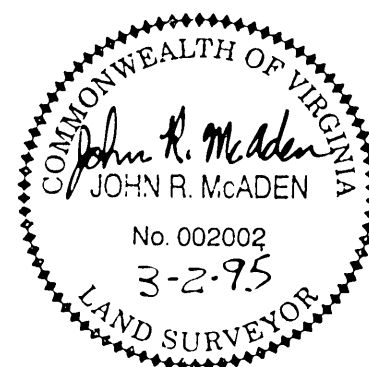
COORDINATE LIST: OUT BOUNDARY		
CORNER	NORTHING	EASTING
1	5000.0000	10000.0000
2	4987.7643	10764.8227
3	4712.7995	10760.4232
4	4722.3952	10160.7000
1	5000.0000	10000.0000
COORDINATE LIST: DEDICATION		
CORNER	NORTHING	EASTING
1	5000.000	10000.000
A	4999.293	10044.164
B	4961.768	10022.126
1	5000.000	10000.000

- NOTES:
1. OWNER OF RECORD: & HOUSING AUTHORITY
 2. LEGAL REFERENCE: DEED BOOK 1563, PAGE 1613
 3. TAX MAP NUMBER: 2410101
 4. NO TITLE REPORT FURNISHED
 5. PROPERTY IS CURRENTLY ZONED LM
 6. AN EASEMENT IS GRANTED TO EXISTING UTILITIES CURRENTLY IN USE IN THE VACATED RIGHT-OF-WAYS (SEE MAP BOOK 1, PAGE 1348)

RESUBDIVISION PLAT
FOR

CITY OF ROANOKE
REDEVELOPMENT & HOUSING AUTHORITY

SHOWING THE SUBDIVISION
OF LOT A (4.308 ACRES)
MAP BOOK 1, PAGE 1348
CREATING HEREON
LOT A1 (0.991 ACRE) AND
LOT A2 (3.307 ACRES)
AND DEDICATING 0.010 ACRE TO THE
CITY OF ROANOKE FOR STREET PURPOSES
SITUATED AT SHENANDOAH AVENUE
AND 30th STREET
CITY OF ROANOKE, VIRGINIA
SURVEYED MARCH 2, 1995
JOB NUMBER 9510017



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

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS (SEE PANEL #51161C0042D) EFFECTIVE DATE OCTOBER 15, 1993



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