

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ELM DEVELOPMENT CORP. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 7 TO 1, INCLUSIVE, AND IS ALL OF LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1704, PAGE 433.

THE SAID OWNERS HEREBY CERTIFY 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 OWNERS 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 OWNERS HEREBY DEDICATE IN FEE SIMPLE TO AND VEST IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT 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 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 ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: ELM DEVELOPMENT CORP. PRESIDENT

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, B.J. VAUGHN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ELM DEVELOPMENT CORP., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF JUNE, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 31 2011

APPROVED:

Philip Scime 6-15-98
ENGINEER, CITY OF ROANOKE DATE
John R. McAden 6-10-98
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

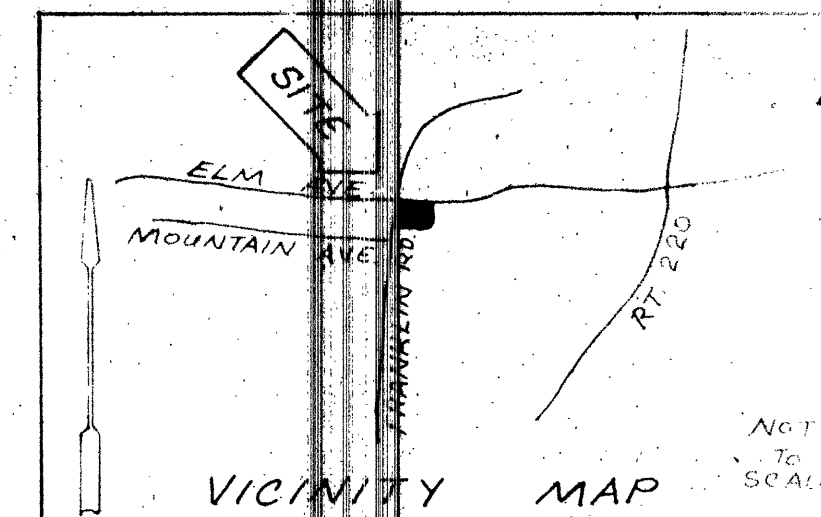
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 9:49 O'CLOCK A.M. ON THIS 17 DAY OF JUNE, 1998, IN MAP BOOK , PAGE .

BY: Arthur B. Causb III
CLERK

Kathleen Molladay
DEPUTY CLERK

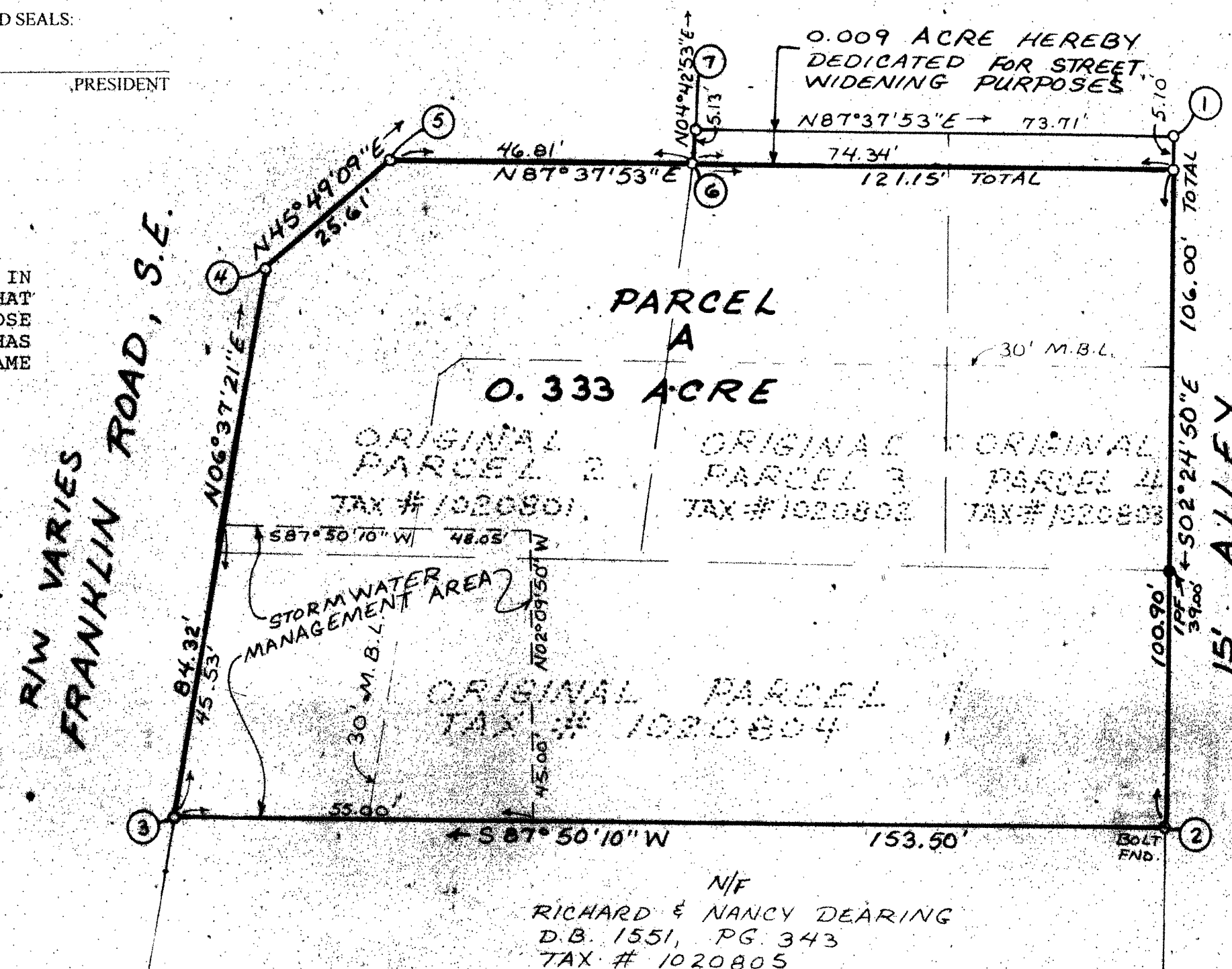
LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



D.B. 1704, PG. 433
N
SCALE: 1" = 20'

R/W VARIES
ELM AVENUE, S.E.



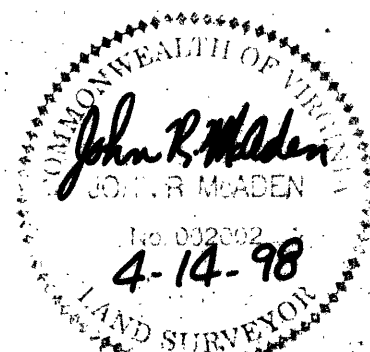
COORDINATE LIST		
CORNER	NORTHING	EASTING
1	1003.07106	5074.13484
2	897.16512	5078.59933
3	891.36942	4925.21295
4	975.12585	4934.93723
5	992.97365	4953.30276
6	994.90805	5000.06846
7	1000.02486	5000.49046
1	1003.07106	5074.13484

NOTES:

- OWNER OF RECORD: ELM DEVELOPMENT CORP.
- LEGAL REFERENCE: DEED BOOK 1704, PAGE 433
- TAX MAP NUMBERS: 1020804 (PARCEL 1)
1020801 (PARCEL 2)
1020802 (PARCEL 3)
1020803 (PARCEL 4)
- NO TITLE REPORT FURNISHED
- PROPERTY IS CURRENTLY ZONED C1

COMBINATION PLAT
FOR

ELM DEVELOPMENT CORP.
COMBINING PARCELS 1 THRU 4
DEED BOOK 1704, PAGE 433
CREATING HEREON
PARCEL A (0.333 ACRE)
AND DEDICATING 0.009 ACRE
TO CITY OF ROANOKE
FOR STREET WIDENING PURPOSES
SITUATED ON ELM AVENUE, S.E.
AND FRANKLIN ROAD, S.E.
CITY OF ROANOKE, VIRGINIA
APRIL 14, 1998
JOB #R98002-8



John R. McAden
JOHN R. MCADEN

PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE UNSHADED (SEE FEMA MAP #51161C0046D)

0 20 40 80
SCALE: 1" = 20'