


THAT THE TRUSTEES OF THE FUNDS OF THE PROTESTANT EPISCOPAL CHURCH IN THE DIOCESE OF SOUTHWESTERN VIRGINIA ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS LOT 1, BLOCK 8, OFFICIAL SURVEY S.W. #3, BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 8 TO 1 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY EVELYN FISHBURN SHACKELFORD, ET AL BY DEED DATED JULY 21, 1947 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 754, PAGE 106.

THAT THE TRUSTEES OF THE FUNDS OF THE PROTESTANT EPISCOPAL CHURCH IN THE DIOCESE OF SOUTHWESTERN VIRGINIA (AKA SOUTHWESTERN VIRGINIA EPISCOPAL FUND) ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS LOT 2, BLOCK 8, OFFICIAL SURVEY S.W. #3, BOUNDED BY OUTSIDE CORNERS 3, 4, 7, 8 TO 3 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY PETER M. MALOOF, ET AL BY DEED DATED JUNE 1, 1961 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1096, PAGE 383.

THAT THE TRUSTEES OF THE FUNDS OF THE PROTESTANT EPISCOPAL CHURCH IN THE DIOCESE OF SOUTHWESTERN VIRGINIA, INC. ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON KNOWN AS LOT 3, BLOCK 8, OFFICIAL SURVEY S.W. #3, BOUNDED BY OUTSIDE CORNERS 4, 5, 6, 7 TO 4 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY TOMMY JOE WILLIAMS, SPECIAL COMMISSIONER, BY DEED DATED DECEMBER 13, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1728, PAGE 112.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED AND COMBINED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND VACATE OLD LOT LINES 3-8 AND 4-7 SHOWN DOTTED HEREON AS REQUIRED BY THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.


9-18-98

ALAN N. BOYCE DATE
 DEPUTY FOR ADMINISTRATION
 THE EPISCOPAL DIOCESE OF SOUTHWESTERN VIRGINIA

STATE OF VIRGINIA
County OF Roanoke
 TO WIT:

I, MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE
AFORSAID STATE DO HEREBY CERTIFY THAT ALAN M. BOYCE, DEPUTY FOR
ADMINISTRATION, THE EPISCOPAL DIOCESE OF SOUTHWESTERN VIRGINIA
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID
JURISDICTION ON THIS 18TH DAY OF SEPTEMBER, 1998.

MY COMMISSION EXPIRES:

Margaret S. Conner
NOTARY PUBLIC

BOUNDARY NOTE:

THIS PLAT VACATES THE LOT LINES BETWEEN LOT 1, LOT 2 AND LOT 3, SECTION 8, OFFICIAL SURVEY S.W. #3, TAX NOS. 102-2401, 102-2402 AND 102-2403 AND COMBINES THE LOTS TO CREATE HEREON LOT 1A 0.606 ACRE.

IN THE CLERK'S OFFICE OF THE VIRGINIA THIS MAP WAS PRESENTED
MENT THERETO ATTACHED ADMITTED
P M. ON THIS 21 DAY OF September, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Kathy S. Lelley
DEPUTY CLERK

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0048 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS OF THE CITY OF ROANOKE SUBDIVISION AND ZONING ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE CITY OF ROANOKE ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

MERIDIAN OF
D.B. 754, PG. 105

FIRST STREET, S.W.
(HENRY STREET)
50' WIDE

⑥

N 88°10'00" W
132.50'

LOT 1A, BLOCK 8
0.606 ACRE

OFFICIAL SURVEY S.W. #3
26,382 Square Feet
BOUNDED BY CORNERS
1 THRU 8 TO 1
INCLUSIVE

LINE TO BE VACATED
132.50' S 88°10'00" E

ORIG. LOT 3
TAX # 102-2403
D.B. 1728, PG. 112
6596 Square Feet
50.00'

ORIG. LOT 2
TAX # 102-2402
D.B. 1096, PG. 383
6596 Square Feet
50.00'

S 07°15'00" W

⑦ N 07°15'00" E
50.00'

⑧ 200.00' TOTAL

100.00'

30' M.B.L.

"EVANS HOUSE"
#1000

ORIG. LOT 1
TAX # 102-2401
D.B. 754, PG. 105
13,190 Square Feet

30' M.B.L.

100.00'

200.00' TOTAL

③

④

⑤

15' ALLEY

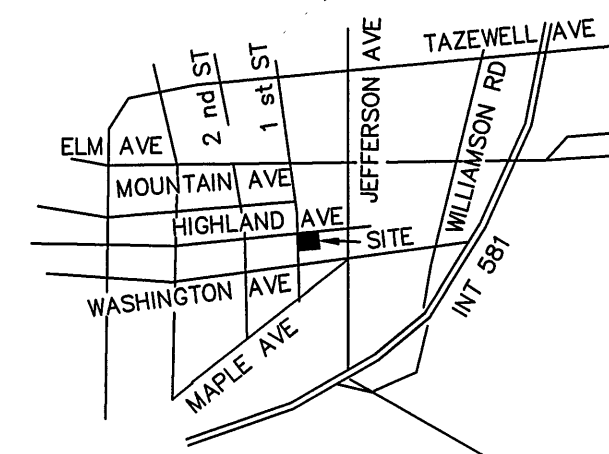
HIGHLAND AVENUE, S.W.
(PINE STREET)

S 88°10'00" E
132.50'

②

50' WIDE

M.B. 1, PG. 1863



LOCATION MAP

NO SCALE

LEGEND

M.B.L.=MINIMUM BUILDING LINE
 ORIG.=ORIGINAL

COORDINATES

| CORNER | NORTHING | EASTING |
|--------|----------|---------|
| 1 | 2000.00 | 2000.00 |
| 2 | 1995.76 | 2132.43 |
| 3 | 1896.56 | 2119.81 |
| 4 | 1846.96 | 2113.50 |
| 5 | 1797.36 | 2107.19 |
| 6 | 1801.60 | 1974.76 |
| 7 | 1851.20 | 1981.07 |
| 8 | 1900.80 | 1987.38 |
| 1 | 2000.00 | 2000.00 |

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

VACATION AND COMBINATION PLAT
FROM RECORDS FOR

THE EPISCOPAL DIOCESE
OF SOUTHWESTERN VIRGINIA

SHOWING THE COMBINATION OF LOTS 1, 2 & 3.
BLOCK 8, OFFICIAL SURVEY S.W. #3
CREATING HEREON LOT 1A
0.606 ACRES
SITUATE ON FIRST STREET, S.W. AND
HIGHLAND AVENUE, S.W.
ROANOKE, VIRGINIA

TAX # 102-2401
102-2402
102-2403
CALC: LRD

SCALE: 1" = 30'
DATE: SEPTEMBER 17, 1998
W.O. 98-0817
DRAWN: LRD/197

TPP&S
ENGINEERS
SURVEYORS
PLANNERS

T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153

M.B. 1, PG. 1863

THIS VACATION AND COMBINATION
PLAT IS PLATTED FROM RECORDS.
THE EPISCOPAL DIOCESE OF
SOUTHWESTERN VIRGINIA IS THE
OWNER OF RECORD, SEE D.B. 754,
PG. 105, D.B. 1096, PG. 383 &
D.B. 1728, PG. 112.

APPROVED:

Robert Thomas Casselli 9/21/98
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
Charles M. Huffine 9/21/98
CITY ENGINEER - CITY OF ROANOKE DATE

