KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT KINSEY, KINSEY & BROWN, L.L.C. ARE THE FEE SIMPLE OWNERS OF TRACTS 15A AND 18A, PLAT FOR KINSEY, KINSEY & BROWN, L.L.C., AS SHOWN HEREON, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 000005080.

THAT ARTHUR J. MUNSEY IS THE FEE SIMPLE OWNER OF LOTS 1, 2, 3, & 4, BLOCK 11, RUNNYMEDE CORPORATION SUBDIVISION, AS SHOWN HEREON, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY INSTRUMENTS RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA IN D.B. 1373, PG. 344 AND D.B. 1496, PG. 1671.

THAT WAYNE L. COOK IS THE FEE SIMPLE OWNER OF LOTS 5, 6, 7, & 9, BLOCK 11, RUNNYMEDE CORPORATION SUBDIVISION, AS SHOWN HEREON, BEING PROPERTY CONVEYED TO SAID OWNER BY INSTRUMENTS RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA IN D.B. 1723, PG. 730; D.B. 1742, PG. 1298; AND INSTRUMENT NO. 980006127.

THAT ANDREW L. ROBERTS, III IS THE FEE SIMPLE OWNER OF LOT 8, BLOCK 11, RUNNYMEDE CORPORATION SUBDIVISION, AS SHOWN HEREON, BEING PROPERTY CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA IN W.B. 55, PG. 82.

THE SAID OWNERS ARE COMBINING THE ADJOINING VACATED PORTIONS OF 10' ALLEY WITH THEIR PROPERTY, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE CITY

SUBDIVISION ORDINANCE. IN WITNESS_WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES: ARTHUR J. MUNSEY ANDREW L. ROBERTS, UI DAVID L. KINSEY WAYNE L. COOK KINSEY, KINSEY & BROWN, L.L.C. STATE OF VIRGINIA of Kvanoke _, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT DAVID L. KINSEY HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON

THIS 20th DAY OF November NOTARY PUBLIC COMMISSION EXPIRES

STATE OF VIRGINIA

TO WIT:

., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT WAYNE L. COOK HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 20th DAY OF Lebruary 2000. 2001

NOTARY PUBLIC "

COMMISSION EXPIRES

STATE OF VIRGINIA

TO WIT: OF Kvanshe

OF Roancle

Lori OBrown , A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT ARTHUR J. MUNSEY HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 2/5+ DAY OF February 2000.2001

NOTARY PUBLIC

6-30-02 COMMISSION EXPIRES

APPRQVED:

2/21/01 CITY ENGINEER, CITY OF ROANOKE, VA. DATE 2/21/01

AGENT, CITY OF ROANOKE PLANNING COMMISSION

N.B. J-18, C:\SC12\WORK\KINSEY3

DATE

180'

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

MAP BOOK

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SHENANDOAH AVENUE, N.W. (50' R\W)

--- N 89'05'00" W, 414.87'

S 89'05'00" E, 450.00' 150.00 0.152 AC. 0.152 AC. 0.152 AC 0.152 AC 0.152 AC. ARTHUR J. MUNSEY-D.B.1373, PG. 344 ≥ TAX NO. 2311011 -00. 0.456 ACRE PG. +0.017 ACRE 7 L No. 137. 0.473 ACRE Ш LOT 4 LOT 5 LOT 7 LOT 9 LOT 2 LOT 3 LOT 6 LOT 8 Ш 50.00 50.00' 1<u>50.00°</u> I.P.S. <u>50,00°</u> <u>50.00'</u> α 150.00° S 89'05'00" E 300.00 ∼I.P.F. I.P.F. S -10' ALLEY VACATED BY ORDINANCE NO. TRACT 15A TRACT 18A 35032, DATED SEPT. 5, 2000 0.456 ACRE 0.904 ACRE +0.017 ACRE (ALLEY) & +0.034 ACRE (ALLEY) 0.473 ACRE 0.938 ACRE 5 KINSEY, KINSEY & BROWN, LLC 2 KINSEY, KINSEY & BROWN, LLC M.B. 1, PG. 2152 M.B. 1, PG. 2152 CURVE TAX NO. 2311017 TAX NO. 2311020 ARC = 3.84RADIUS = 455.26 TANGENT = 1.92 ANGLE = 0'29'00" CHORD = S 39'21'13" W.

JOHNSON AVENUE, N.W.

STATE OF VIRGINIA

50'

TO WIT:

I.P.F.

, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT ANDREW L. ROBERTS, III HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON

THIS 2nd DAY OF February

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE

CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED

TO RECORD AT 12:15 O'CLOCK P.M., ON THIS 21. DAY OF Feb

COMMISSIÓN EXPIRES

_. 200**0**.

DAVID A. BESS

No 002240 mi 9. B.

NOTES:

TESTE: \ARTHUR B. CRUSH, III, CLERK

Atta laikon

DEPUTY CLERK

NOTARY PUBLIC

- THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FLOOD INSURANCE RATE MAP NO 51161C0042 D, EFFECTIVE DATE OCTOBER 15, 1993).
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- I.P.F. DENOTES IRON PIN FOUND, I.P.S. DENOTES IRON PIN SET.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THE 0.006 ACRE IS A PORTION OF THE VACATED ALLEY.

CENTRE AVENUE SITE SHENANDOAH AVE. JOHNSON AVE.

VICINITY MAP NO SCALE

PLAT SHOWING ALLEY CLOSURE FOR

KINSEY, KINSEY, & BROWN, L.L.C., ET AL

BEING THE VACATED PORTION OF 10' ALLEY ADJOINING BLOCK 11, RUNNYMEDE CORP. SUBDIVISION, AND BEING APPORTIONED TO THE ADJOINING OWNERS AS SHOWN HEREON (10' ALLEY VACATED BY ORDINANCE NO. 35032, DATED 09-05-2000)

ROANOKE,

VIRGINIA

SCALE 1" = 60'

OCTOBER 1, 2000

BY: DAVID A. BESS, L.L.C. LAND SURVEYING 3100A PETERS CREEK ROAD ROANOKE, VA. 24019

MAP BOOK

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