

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That the Council of the City of Roanoke, Virginia, on the 2nd day of January, 2001, by Ordinance No. 35176-010201, permanently vacated, discontinued and closed that portion of EDGE HILL AVENUE shown on this plat, enclosed by corners 1,2,3,4,5,6 to 1. reserving however, to the City of Roanoke and any utility company, an easement for sewer and water lines, and related facilities that may now be located in or across said property.

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 9:35 O'Clock A. M. on this 18 day of April, 2001, in Map Book 1, Page 2235.

By: Arthur B. Crush III
CLERK

Kathy Molladen
DEPUTY CLERK

COVENANT:

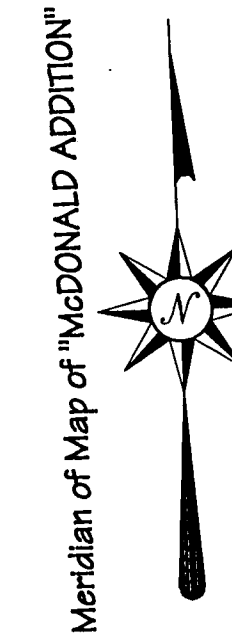
No structure shall be built on new Lot 5, Block 12, or area of land, which is within the vacated right-of-way, by Ordinance No. 35176-010201.

Darlene L. Burcham 4-17-01
DARLENE L. BURCHAM, CITY MANAGER DATE

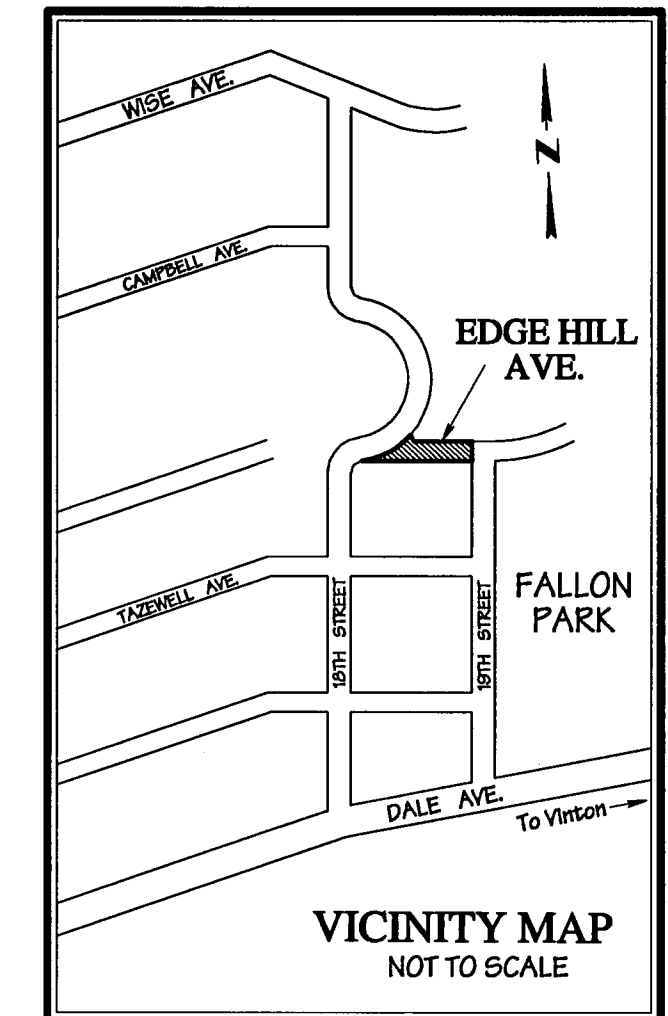
STATE OF VIRGINIA

To Wit:
City of Roanoke
I, Sharon Mougim, a Notary Public in and for the aforesaid State, certify that Darlene L. Burcham has personally appeared before me and has acknowledged the foregoing instrument on this 17 day of April, 2001.
Sharon Mougim 3-31-03
NOTARY PUBLIC COMMISSION EXPIRES

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	7°38'04"	32.00'	4.26'	2.14'	S88°40'58"W	4.26'
C2	40°08'19"	210.00'	147.12'	76.72'	N64°47'46"E	144.13'
C3	132°13'37"	10.00'	23.08'	22.58'	S21°23'12"E	18.29'



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



COORDINATES TABLE		
COR.	NORTHING	EASTING
1	5229.506	5383.133
2	5222.866	5535.231
3	5172.913	5533.050
4	5185.258	5250.319
5	5185.160	5246.059
6	5246.534	5376.464
1	5229.506	5383.133

Boundary Coordinates are based on an assumed datum.

NOTES:

1. This plat was prepared without benefit of a Title Report, therefore there may exist encumbrances that affect the property which are not shown on this plat.
2. Property is currently zoned RM1.
3. I.P.F. Denotes Iron Pin Found.
4. I.P.S. Denotes Iron Pin Set.
5. Refer to City of Roanoke Plan No. 2503, "MAP of McDONALD ADDITION", dated, April, 1915.

FALLON PARK

(60' RW) 19th STREET S.E.

FALLON PARK

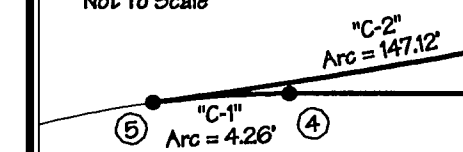
LOT 5, BLOCK 12
N87°30'00"W, 283.00' TOTAL
15.00'
118.00'
150.00'
587°30'00"E, 152.24'
(Edge Hill Ave. - Undeveloped) 10972 Sq. Ft.
New 15' Sanitary Sewer Easement Along Existing Sewer Line
New 15' Public Utility Easement
I.P.S. ⑥
I.P.S. ①
I.P.S. ②
I.P.F. ③

Bernard W. Abbott & Linda F. Abbott
D.B. 1742, Pg. 0897
Tax Map No. 4211905

Bernard W. Abbott & Linda F. Abbott
D.B. 1745, Pg. 1737
Tax Map No. 4211901

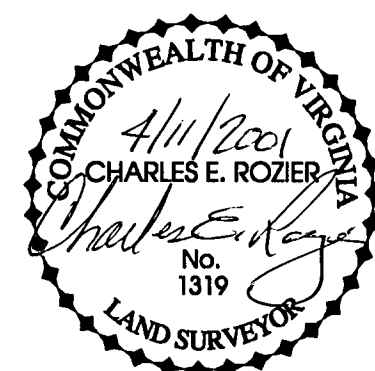
DETAIL:

Not To Scale



APPROVED:

Philip C. Quinn 4.17.01
CITY ENGINEER, CITY OF ROANOKE, VA. DATE
Charles E. Rozier 4/16/2001
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

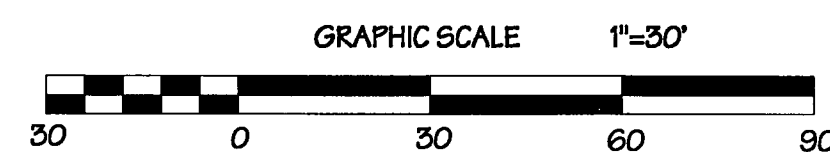


I hereby certify that this plat is from a current field survey and is correct to the best of my knowledge and belief.

Charles E. Rozier
CHARLES E. ROZIER, CLS 1319

The subject property is located in Flood Insurance Zone "X" as designated by F.E.M.A., and shown on Map No. 51161C0046 D, dated October 15, 1993. Zone "X" is determined to be outside of the 500-year flood plain.

Colonial Lands
Surveying & Mapping
Roanoke, Virginia
Phone: 540-977-6501 FAX: 540-977-3377
Project ID: 01abb001 Date: 03/13/2001



Subdivision Plat For
BERNARD W. ABBOTT & LINDA F. ABBOTT
Creating NON-BUILDABLE LOT 5, of BLOCK 12, McDONALD ADDITION (Roanoke City Plan No. 2503)
From the Portion of EDGE HILL AVENUE
Vacated by ORDINANCE No. 35176-010201
Situated Between 18th Street S.E. and 19th Street S.E.
City of Roanoke, Virginia