

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MARKET & CHURCH, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1 INCLUSIVE, CONTAINING A TOTAL OF 0.165 ACRE BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY O. SANDS WOODY, JR. AND MARILYN A. WOODY BY INSTRUMENT NO. 000001684, DATED JANUARY 17, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE AND VACATES LINES 3-8 AND 4-7 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

MARKET & CHURCH, LLC  
INST. NO. 000001684

O. Sands Woody, Jr. 7/2/01 Marilyn A. Woody 7/02/01  
O. SANDS WOODY, JR., MANAGER DATE MARILYN A. WOODY, MANAGER DATE

STATE OF VIRGINIA  
CITY OF ROANOKE  
TO WIT:

I, Jean Talley Reed, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT O. SANDS WOODY, JR., MANAGER OF MARKET & CHURCH, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 2nd DAY OF July, 2001.

MY COMMISSION EXPIRES:

January 31, 2002

Jean Talley Reed  
NOTARY PUBLIC

STATE OF VIRGINIA  
CITY OF ROANOKE  
TO WIT:

I, Jean Talley Reed, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MARILYN A. WOODY, MANAGER OF MARKET & CHURCH, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 2nd DAY OF July, 2001.

MY COMMISSION EXPIRES:

January 31, 2002

Jean Talley Reed  
NOTARY PUBLIC

#### BOUNDARY NOTE:

THIS PLAT COMBINES EXISTING TAX PARCELS 401-1316, 401-1317 AND 401-1318 BEING LOTS 180, 181 AND 182, WARD 5, ROANOKE LAND & IMPROVEMENT CO. AND CREATES HEREON A NEW LOT 180-A CONTAINING 0.165 ACRE PARCEL.

#### COORDINATES

CORNER	NORTHING	EASTING
1	2000.00	2000.00
2	2002.19	1905.03
3	2027.19	1905.58
4	2052.18	1906.16
5	2077.17	1906.72
6	2074.98	2001.70
7	2049.99	2001.13
8	2024.99	2000.57
1	2000.00	2000.00

THESE COORDINATES ARE BASED  
ON AN ASSUMED DATUM.

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. 51161C0046 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. ALL MEASUREMENTS ARE BASED ON BUILDINGS AT GROUND LEVEL.
4. INTERIOR WALLS AND DIMENSIONS NOT VERIFIED.
5. FOR CORNER DETAILS AND ADDITIONAL INFORMATION, SEE BOUNDARY SURVEY FOR O. SANDS WOODY, JR. & MARILYN A. WOODY BY T. P. PARKER & SON DATED SEPTEMBER 21, 1999 AND RECORDED IN M.B. 1, PG. 2010.

SURVEYOR'S NOTE:  
CORNER ACCESS FROM TOP  
OF BUILDINGS, COULD NOT  
ACCESS CORNERS 3, 4 & 5  
FROM GROUND.

LOT 179  
PROPERTY OF  
**INTERNATIONAL REALTY AND  
DEVELOPMENT CORPORATION**  
TAX # 401-1315  
D.B. 1410, PG. 812

LOT 180  
TAX # 401-1316  
2-STORY  
BRICK & FRAME  
BUILDING  
# 311 MARKET STREET

LOT 181  
TAX # 401-1317  
2-STORY  
BRICK & FRAME  
BUILDING  
# 313 MARKET STREET

LOT 182  
TAX # 401-1318  
3-STORY  
BRICK, STUCCO &  
FRAME BUILDING  
# 315 MARKET STREET

LOT 174  
PROPERTY OF  
**WESTERN VIRGINIA FOUNDATION  
FOR THE ARTS AND SCIENCES**  
TAX # 401-1311  
D.B. 1551, PG. 928

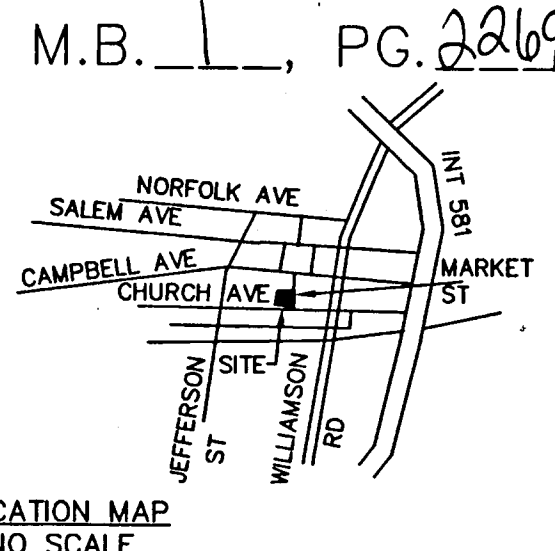
ENCROACHMENT BY  
ORD. NO. 30216-91790  
DATED 9-17-90  
D.B. 1628, PG. 1958

AWNING

IRON PIN  
FND

2.5' CURB & GUTTER TYPICAL

SIDEWALK



#### LEGEND

S/W = SIDEWALK  
P = PROPERTY LINE  
TYP = TYPICAL  
FND = FOUND

MARKET STREET, S.E.  
(FORMERLY 1 ST. STREET OR NELSON STREET)  
50' WIDE

THIS VACATION PLAT IS  
PLATTED FROM RECORDS  
MARKET & CHURCH, LLC IS THE  
OWNER OF RECORD, SEE  
INST NO. 000001684

CHURCH AVENUE, S.E.  
(FORMERLY ROBERTSON STREET)  
50' WIDE

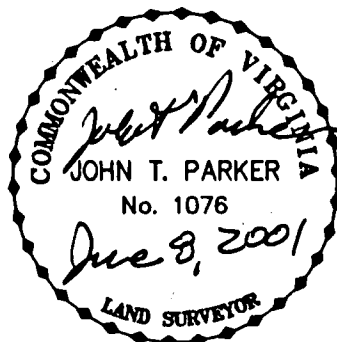
#### VACATION & COMBINATION PLAT FOR MARKET & CHURCH LLC

SHOWING LOTS 180, 181 & 182, WARD 5,  
ROANOKE LAND & IMPROVEMENT CO.  
ALSO KNOWN AS LOTS 18, 19 & 20, BLOCK 10  
OFFICIAL SURVEY, S.E. #1  
CREATION HEREON NEW LOT 180-A (0.164 ACRE)  
SITUATE ON CHURCH AVE., S.E. & MARKET ST., S.E.  
ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS  
MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED  
ADMITTED TO RECORD AT 9:50 O'CLOCK A.M. ON THIS 3 DAY OF  
July, 2001.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Tathey Taylor  
DEPUTY CLERK



APPROVED:  
John T. Parker 7/3/2001  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION  
Thrup C. Schum 7/3/01  
CITY ENGINEER - CITY OF DATE  
ROANOKE

TAX # 401-1316  
401-1317  
401-1318  
CALC: LRD  
DRAWN: Z/LRD/9

**TPP&S** T. P. PARKER & SON  
ENGINEERS  
SURVEYORS  
PLANNERS  
816 Boulevard  
Post Office Box 39  
Salem, Virginia 24153

SCALE: 1" = 10'  
DATE: APRIL 2, 2001  
W.O. 00-0318  
N.B. JR-183

M.B. 1, PG. 2269