

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WALTERS, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 13 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #00008196.

THAT CITY OF ROANOKE IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 14 TO 15 TO 1, INCLUSIVE AND IS ALL OF THE LAND VACATED BY ORDINANCE #35292-041601 DATED APRIL 16, 2001, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

THE SAID OWNERS HEREBY DEDICATE IN FEE SIMPLE TO AND VEST IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES BOUNDED BY CORNERS 15 TO 2 TO 3 TO 3A TO 15 AS PLATTED ON THIS PLAT SET APART FOR STREETS. 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 THE 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:

WALTERS, L.L.C.

BY: *Douglas C. Walters*
IT'S

CITY OF ROANOKE

BY: *Darlene L. Burcham*
DARLENE L. BURCHAM (CITY MANAGER)

NOTARY STATEMENT

STATE OF Virginia, COUNTY/CITY OF Roanoke
I, James H. Hill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Douglas C. Walters WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9 DAY OF July, 2001.

NOTARY PUBLIC

Feb. 28 - 02
MY COMMISSION EXPIRES

NOTARY STATEMENT

STATE OF Virginia, COUNTY/CITY OF Roanoke
I, Sharon Maugin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Darlene L. Burcham WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 10 DAY OF July, 2001.

NOTARY PUBLIC

March 31, 2003
MY COMMISSION EXPIRES

APPROVED:

Therese C. Sdirner
ENGINEER, CITY OF ROANOKE

7/9/01
DATE

John Thomas Russell
AGENT, CITY OF ROANOKE PLANNING COMMISSION

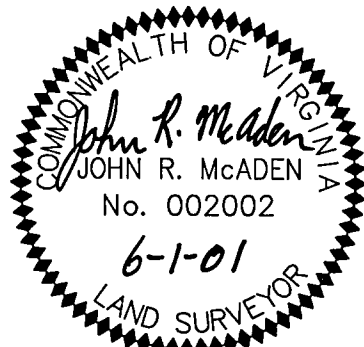
7/9/2001
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 1:35 O'CLOCK P.M. ON THIS 11 DAY OF July, 2001, IN MAP BOOK 1, PAGE 2285.

TESTE:

Arthur B. Crush III
CLERK

Kathleen Holladay
DEPUTY CLERK



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN

002002

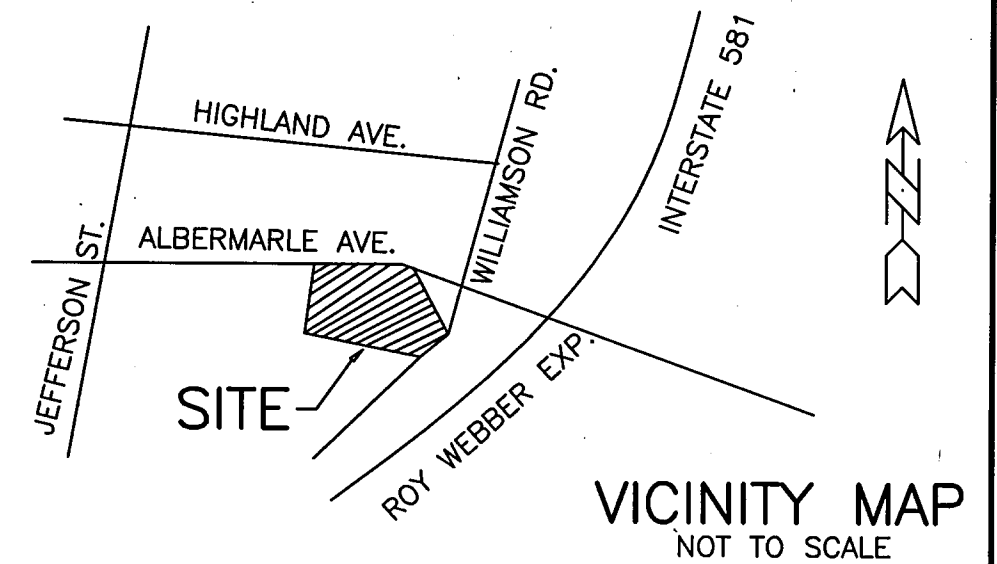
LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- - UTILITY POLE
- - NAIL FOUND
- △ - R/R SPIKE FOUND
- - CONC. MONUMENT

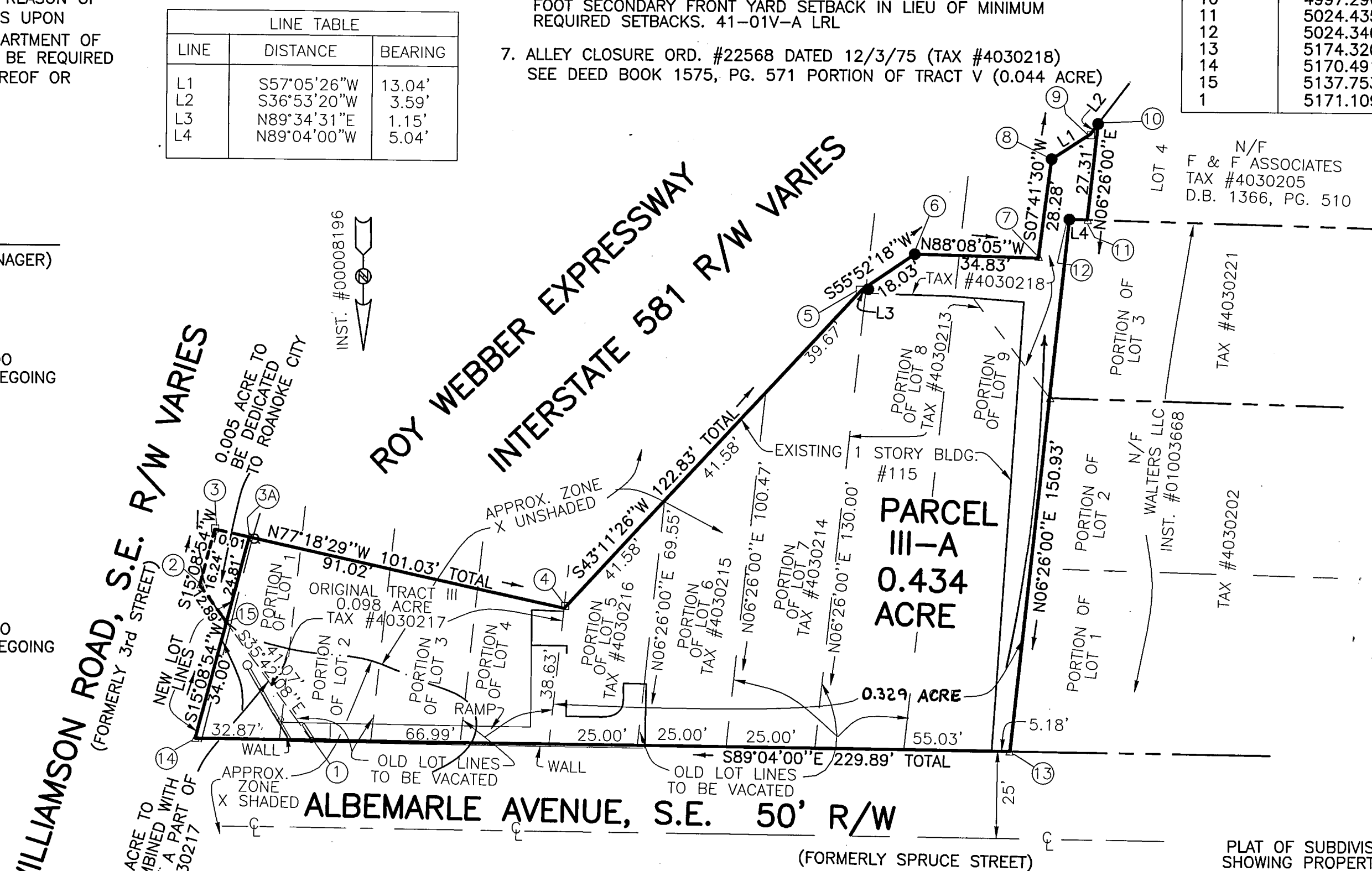
THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.

NOTES:

- OWNER OF RECORD: WALTERS, L.L.C.
INSTRUMENT #000081916
TAX MAP NUMBER #4030217, #4030216, #4030215, #4030214, & #4030213
- OWNER OF RECORD: CITY OF ROANOKE
ORDINANCE #35292-041601
- NO TITLE REPORT FURNISHED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS CURRENTLY ZONED: LM
- UNDERGROUND UTILITY SERVICE LINES
- SPECIAL REMARKS FOR TAX #4030213 & 4030213
050801 BZA GRANTED VARIANCES TO PROVIDE FOR THE EXPANSION OF A NON CONFORMING STRUCTURE WITH A HANDICAP RAMP & CONCRETE & METAL SCREEN WALL WITH A 0 FOOT FRONT YARD SETBACK & AN 8 FOOT SECONDARY FRONT YARD SETBACK IN LIEU OF MINIMUM REQUIRED SETBACKS. 41-01V-A LRL
- ALLEY CLOSURE ORD. #22568 DATED 12/3/75 (TAX #4030218)
SEE DEED BOOK 1575, PG. 571 PORTION OF TRACT V (0.044 ACRE)



COORDINATE LIST		
CORNER	NORTHING	EASTING
1	5171.109	5477.363
2	5127.291	5508.849
3	5111.616	5504.605
3A	5113.808	5494.848
4	5133.827	5406.047
5	5044.260	5321.976
6	5034.144	5307.051
7	5035.278	5272.240
8	5007.253	5268.455
9	5000.168	5257.507
10	4997.296	5255.352
11	5024.435	5258.412
12	5024.340	5263.455
13	5174.320	5280.366
14	5170.491	5510.200
15	5137.753	5501.333
1	5171.109	5477.363



PLAT OF SUBDIVISION
SHOWING PROPERTY OF
WALTERS, L.L.C. & THE CITY OF ROANOKE
SHOWING THE COMBINATION OF PORTIONS OF LOTS 1 THRU 9
SECTION 5, MAP OF JEFFERSON HILLS
CITY OF ROANOKE PLAN #1187
CONTAINING 0.427 ACRE
SHOWING A 0.005 ACRE PARCEL BEING A PORTION OF LOT 1
BEING CONVEYED TO THE CITY OF ROANOKE
FOR STREET PURPOSES
AND BEING COMBINED WITH A 0.012 ACRE PARCEL
CREATING HEREON
PARCEL III-A CONTAINING 0.434 ACRE

CITY OF ROANOKE, VIRGINIA
JUNE 1, 2001
JOB #R0110159.00

SCALE: 1"=30'

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

