

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF A PARCEL OF LAND CONTAINING 28.402 ACRES, CONVEYED TO THE CITY OF ROANOKE, VIRGINIA BY ORDER OF THE COURT OF LAW AND CHANCERY FOR THE CITY OF ROANOKE DATED MARCH 18, 1938, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 254, PAGES 234 AND 235, BEING FURTHER DESCRIBED AS "PARCEL B-22" CONVEYED TO THE ROANOKE WATER WORKS COMPANY, A VIRGINIA CORPORATION, BY DEED DATED AUGUST 28, 1936, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 240, PAGE 334, AND BOUNDED BY CORNERS 1 THROUGH 8, INCLUSIVE, TO 1, AS SHOWN HEREON.

THE SAID OWNER DOES HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER DOES BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA THOSE AREAS SHOWN ON THE PLAT SET APART FOR STREETS AND STREET WIDENING.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

Darlene L. Burcham 8/30/01
DARLENE L. BURCHAM, CITY MANAGER, CITY OF ROANOKE, VIRGINIA DATE

STATE OF VIRGINIA

County of Roanoke

TO WIT:
I, Sharon Morgan, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
DARLENE L. BURCHAM, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING
HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY
AFORESAID JURISDICTION ON THIS 30 DAY OF August, 2001.

MY COMMISSION EXPIRES 3-31-03
Sharon Morgan
NOTARY PUBLIC

APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF INSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY SHOWN HEREON ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OF PROPERTY.

APPROVED:

John Thomas Jurek 8/30/01
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

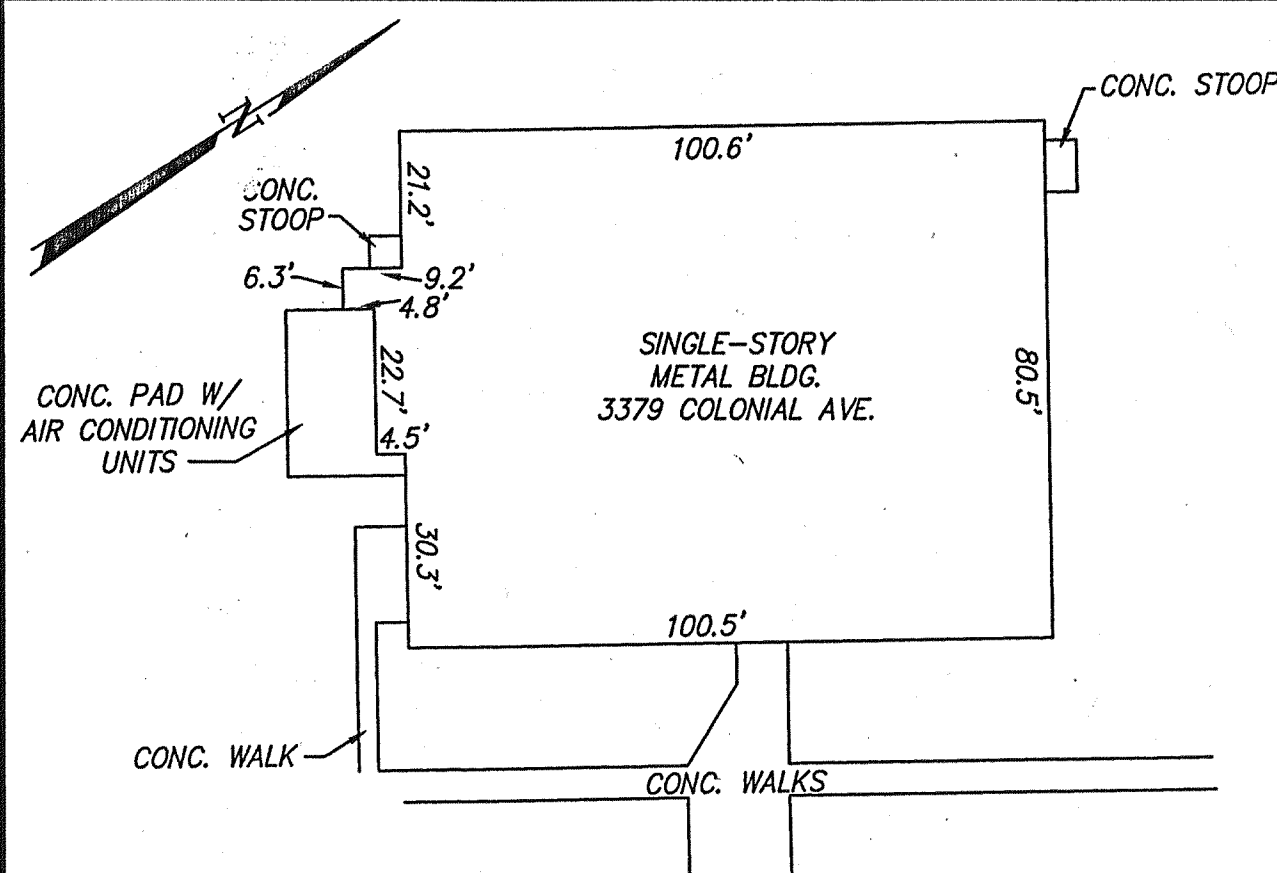
Jan G. Duce 8/30/2001
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREOF ATTACHED ADMITTED TO RECORD AT 2:30 O'CLOCK P.M. ON THIS 30 DAY OF Aug, 2001.

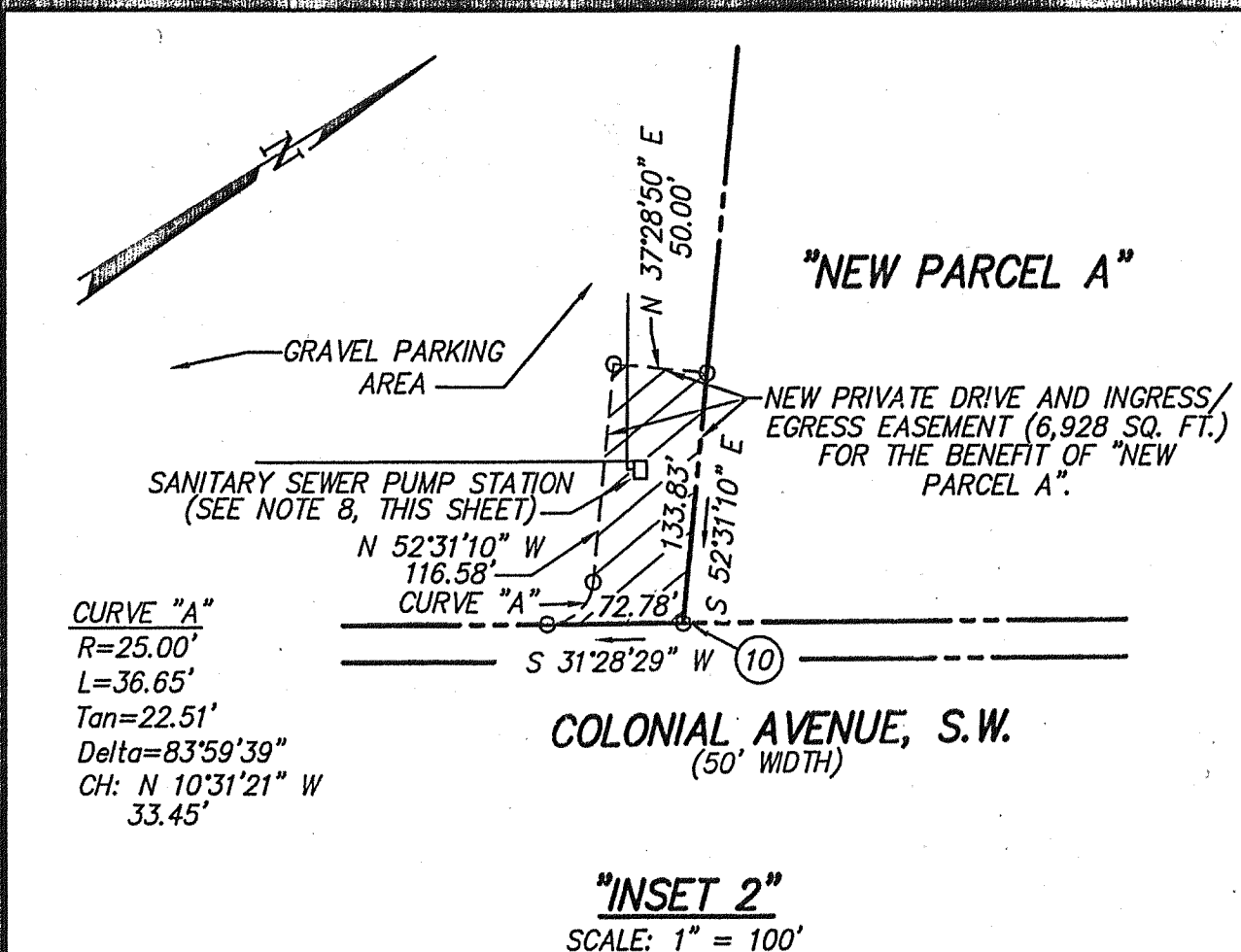
TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Patty Taylor
DEPUTY CLERK

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY. AS SUCH, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 510130 0044 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THE LOCATIONS OF UTILITIES SHOWN IS BASED ON AVAILABLE RECORDS AND EVIDENCE LOCATED ON THE GROUND. THE LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO ANY LAND DISTURBANCE OF THE SUBJECT PROPERTY.
- THIS MAP IS BASED ON A CURRENT FIELD SURVEY BY CALDWELL WHITE ASSOCIATES.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING CITY OF ROANOKE TAX PARCEL 1570101, CREATING "NEW PARCEL A" (2.666 ACRES) AND "NEW PARCEL B" (25.414 ACRES); DEDICATE 0.322 ACRES FOR COLONIAL AVENUE STREET WIDENING; AND CREATE A NEW PRIVATE DRIVE AND INGRESS / EGRESS EASEMENT FOR THE BENEFIT OF "NEW PARCEL A".
- "NEW PARCEL A" (2.666 ACRES) BOUNDED BY CORNERS 7 TO 9 TO 10 TO 11 TO 12.
- "NEW PARCEL B" (25.414 ACRES) BOUNDED BY CORNERS 13 TO 2 THROUGH 17 TO 11 TO 10 TO 13.
- SANITARY SEWER PUMP STATION SHOWN HEREON IS PRIVATE, AND SERVES "NEW PARCEL B". THE LOCATION OF SEWER FORCE MAIN FROM THE PUMP STATION TO PUBLIC GRAVITY SEWER HAS NOT BEEN LOCATED OR FIELD VERIFIED.



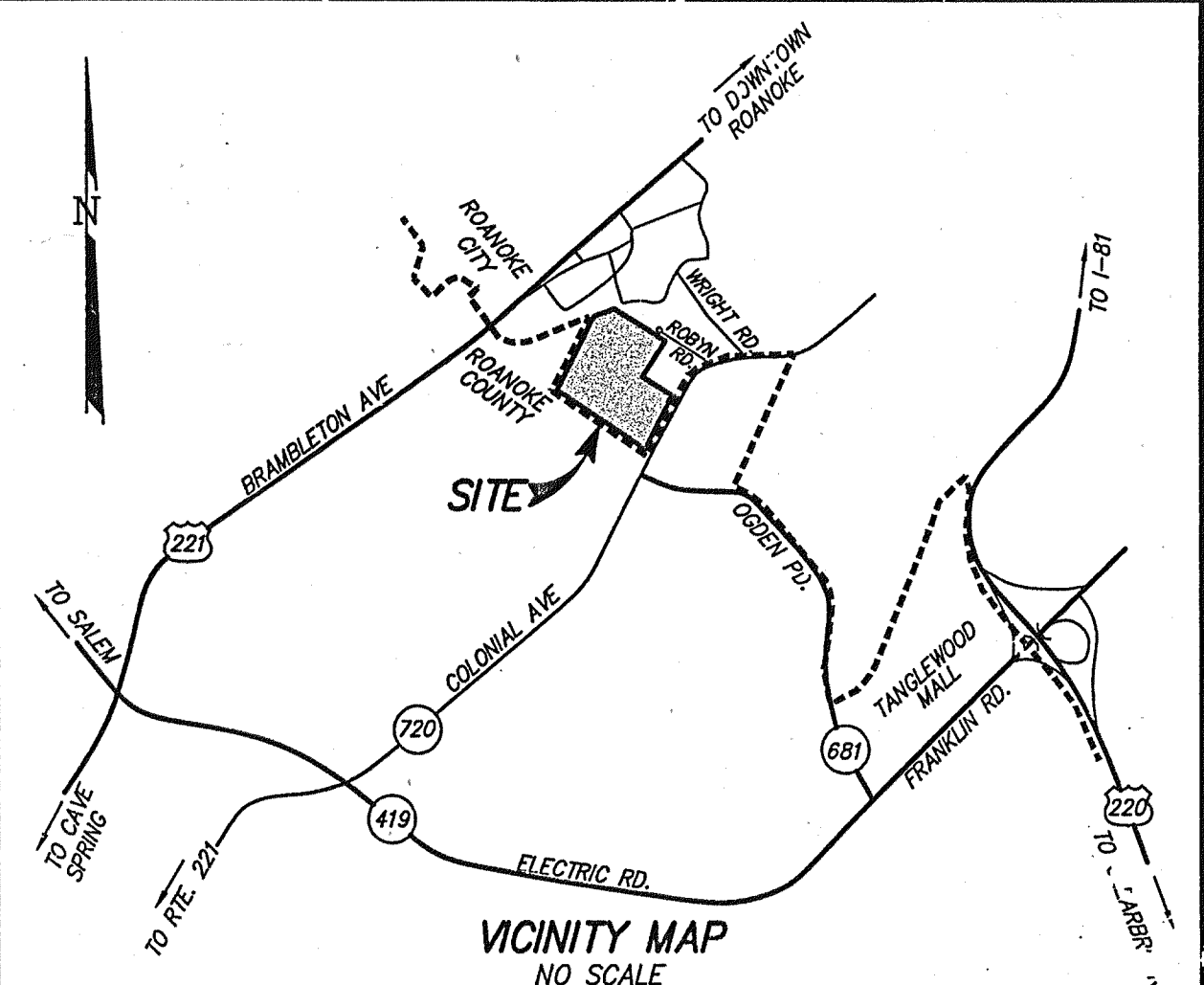
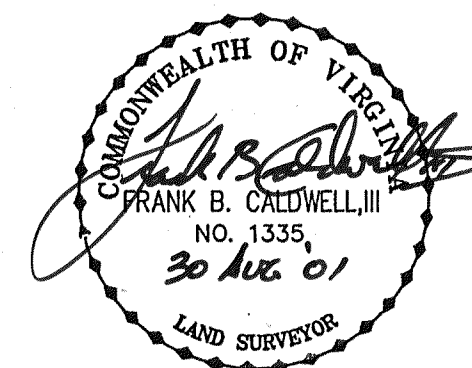
"INSET 1"
SCALE: 1" = 30'



"INSET 2"
SCALE: 1" = 100'

LEGEND & ABBREVIATIONS

C.L. FENCE	CHAIN-LINK FENCE
CONC.	CONCRETE
FND.	FOUND
IPF	IRON PIN FOUND
LT.	LEFT
RT.	RIGHT
TYP.	TYPICAL
U	UTILITY POLE
—OHT&E—	OVERHEAD TELEPHONE & ELECTRIC LINES
---	PROPERTY LINE
==16"W==	16" WATERLINE

**BOUNDARY COORDINATES**

ORIGINAL BOUNDARY (28.402 ACRES)		
CORNER	NORTHING	EASTING
1	N 5000.0000	E 5000.0000
2	N 5784.8994	E 4043.1825
3	N 6596.9955	E 4543.6847
4	N 6632.4644	E 4682.9241
5	N 6659.9445	E 4790.0294
6	N 6239.4049	E 5349.7964
7	N 5846.0758	E 5043.0772
8	N 5598.2674	E 5366.2545
1	N 5000.0000	E 5000.0000

BOUNDARY COORDINATES

"NEW PARCEL B" (25.414 ACRES)		
CORNER	NORTHING	EASTING
12	N 5012.8057	E 4984.3894
2	N 5784.8994	E 4043.1825
3	N 6596.9955	E 4543.6847
4	N 6632.4644	E 4682.9241
5	N 6659.9445	E 4790.0294
6	N 6239.4049	E 5349.7964
7	N 5846.0758	E 5043.0772
11	N 5588.8023	E 4885.5764
10	N 5353.2309	E 5192.7949
12	N 5012.8057	E 4984.3894

BOUNDARY COORDINATES

"NEW PARCEL A" (2.666 ACRES)		
CORNER	NORTHING	EASTING
7	N 5846.0758	E 5043.0772
9	N 5610.5045	E 5350.2257
10	N 5353.2309	E 5192.7949
11	N 5588.8023	E 4885.5764
7	N 5846.0758	E 5043.0772

BOUNDARY COORDINATES

RIGHT OF WAY DEDICATION		
CORNER	NORTHING	EASTING
1	N 5000.0000	E 5000.0000
12	N 5012.8057	E 4984.3894
10	N 5353.2309	E 5192.7949
9	N 5610.5045	E 5350.2257
8	N 5598.2674	E 5366.2545
1	N 5000.0000	E 5000.0000

COORDINATES SHOWN ARE BASED ON ASSUMED ORIGIN, AND ARE VALID ONLY FOR THE SUBJECT SITE.

SUBDIVISION MAP FOR THE CITY OF ROANOKE

SHOWING THE CREATION OF
"NEW PARCEL A" (2.666 ACRES),
"NEW PARCEL B" (25.414 ACRES),
THE DEDICATION OF 0.322 ACRES FOR STREETS AND STREET WIDENING,
AND THE CREATION OF A NEW PRIVATE DRIVE AND INGRESS/EGRESS
EASEMENT FOR THE BENEFIT OF "NEW PARCEL A".

BEING A SUBDIVISION OF A 28.402 ACRE TRACT, PROPERTY OF THE CITY OF ROANOKE, VIRGINIA

ROANOKE COUNTY DEED BOOK 254, PAGE 235
CITY OF ROANOKE TAX PARCEL 1570101
SITUATE COLONIAL AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

1054 OLD COUNTRY CLUB ROAD
P.O. BOX 6340
ROANOKE, VIRGINIA 24017
(540) 342-7094
FAX: (540) 981-0899

Calculated: C.L. White
Drawn: C.L. White
Checked: F.B. Caldwell, III
Date: August 29, 2001

SHEET 1 OF 2

Scale: 1" = 100'
Tax Parcel: 1570101
Field Book: C-1101 # 2
W.O. No.: C1-0096