

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE TRUSTEES OF ST. MATTHEW CHURCH OF GOD ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 8 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENTS REDCORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1309, PAGE 538, DEED BOOK 1460, PAGE 626, AND DEED BOOK 1729, PAGE 1350.

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 1 TO 1A TO 7 TO 8 TO 1 AND CORNERS 6 TO 6A TO 5 TO 7A TO 6 SET APART FOR STREETS.

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 COMBINATION (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:

BY: Jeffrey Hask ITS: Trustee

#### NOTARY STATEMENT

STATE OF Virginia, COUNTY/CITY OF Roanoke  
I, BS Vavala, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO  
HEREBY CERTIFY THAT Jeffrey Hask WHOSE NAME IS SIGNED TO THE FOREGOING  
INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON  
THIS 29th DAY OF August, 2001.

May 31 2005  
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVED: Philip C. Scriver  
ENGINEER, CITY OF ROANOKE

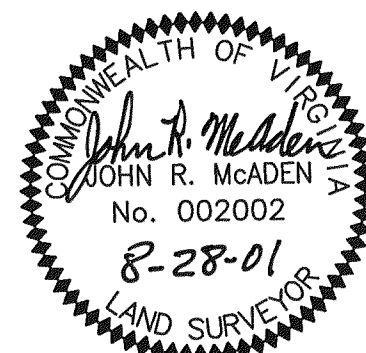
9/5/01  
DATE

John Thomas Casselli  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

9/5/2001  
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 1:10 O'CLOCK  
P.M. ON THIS 5th DAY OF September, 2001, IN  
MAP BOOK 1, PAGE 2329.

TESTE: Arthur B. Clush III  
CLERK  
Kathleen Holaday  
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

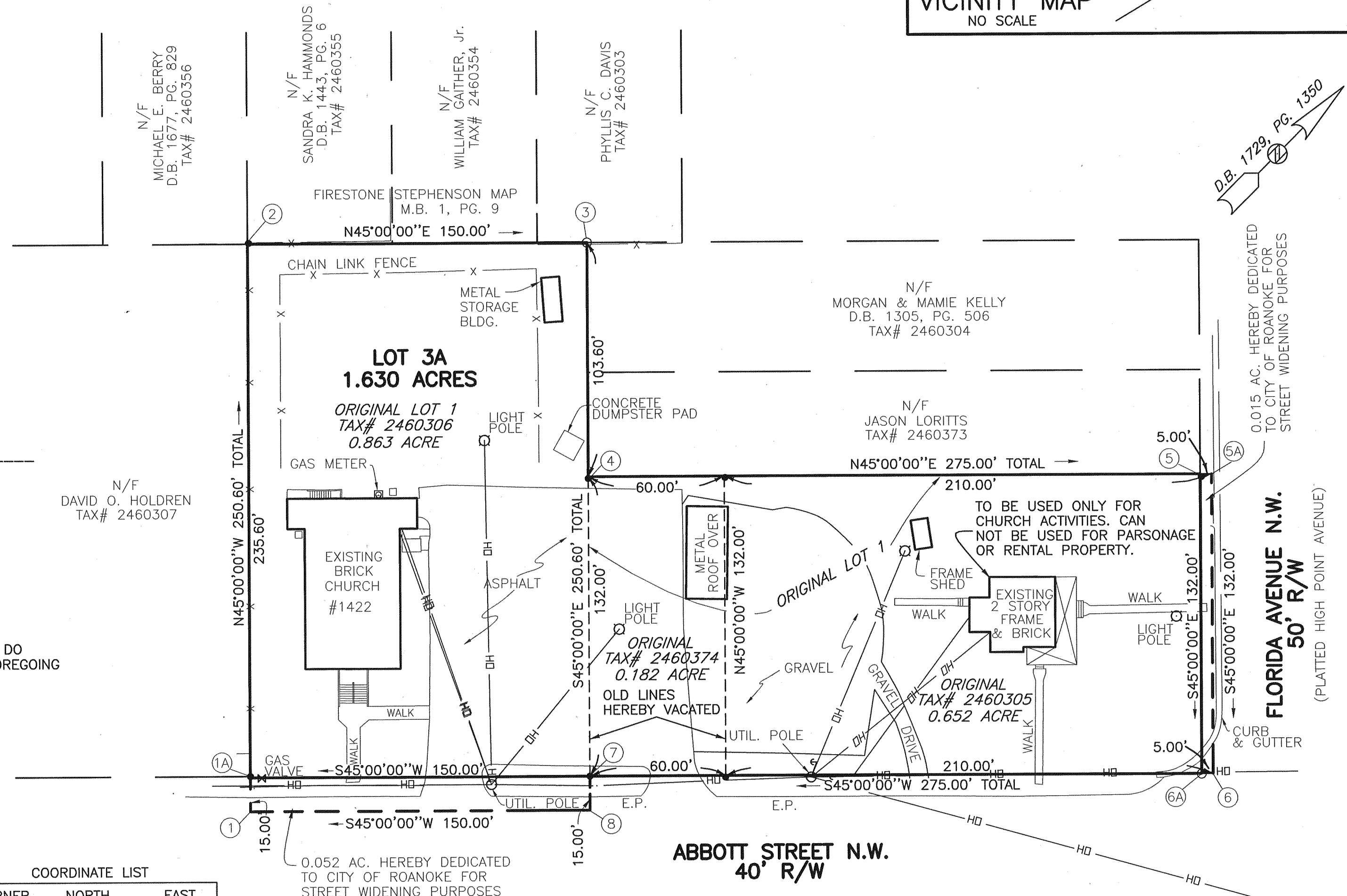
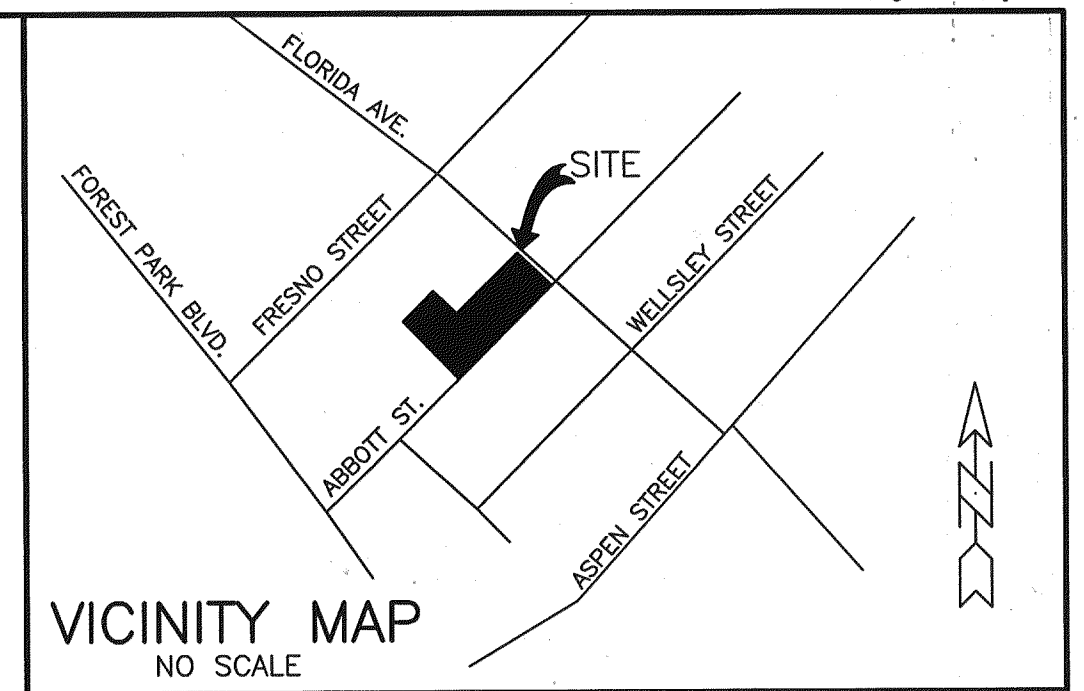
#### NOTES:

- OWNERS OF RECORD: TRUSTEES OF ST. MATTHEW CHURCH OF GOD  
DEED BOOK 1309, PAGE 538  
TAX #2460306  
DEED BOOK 1460, PAGE 626  
TAX #2460374  
DEED BOOK 1729, PAGE 1350  
TAX #2460305
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 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: RM1
- UNDERGROUND UTILITY SERVICE LINES

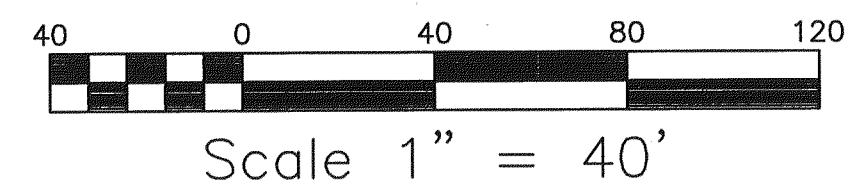
THIS ORIGINAL PLAT  
HAS NOT BEEN REDUCED.

#### LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT



COORDINATE LIST		
CORNER	NORTH	EAST
1	5450.3296	5946.8361
2	5627.5305	5769.6352
3	5733.5966	5875.7012
4	5660.3403	5948.9575
5	5854.7947	6143.4118
6	5761.4566	6236.7499
7	5567.0022	6042.2956
8	5556.3956	6052.9022
1	5450.3296	5946.8361



#### COMBINATION PLAT FOR TRUSTEES OF ST. MATTHEW CHURCH OF GOD

COMBINING  
LOT 1 (0.834 ACRE) AND LOT 3 (0.863 ACRE)  
W.T. SPROUSE SUBDIVISION  
CITY PLAN #3412  
AND DEDICATING 0.067 ACRE TO THE CITY OF SALEM  
FOR STREET WIDENING PURPOSES  
CREATING HEREON  
LOT 3A (1.630 ACRES)  
SITUATED ON ABBOTT STREET  
CITY OF ROANOKE, VIRGINIA  
AUGUST 28, 2001  
JOB #R0100090.08  
SCALE: 1"=40'



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