

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE IS THE OWNER OF LOT 25 AND 25 FOOT FRONT LOT ADJOINING ON THE NORTHERLY SIDE OF LOT 25, MAP OF PART OF THE RIVERLAND ROAD ADDITION, BOUNDED BY CORNERS 1,3,5,7 TO 1, INCLUSIVE, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY APPALACHIAN POWER COMPANY BY DEED DATED OCTOBER 30, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 010019415.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE LINE 4-9 AS SHOWN DOTTED HEREON.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

OWNER
INSTR. NO.

Darlene L. Burcham 2-5-02
DARLENE L. BURCHAM DATE
CITY MANAGER, CITY OF ROANOKE, VIRGINIA

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Sharon Mouglin A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DARLENE L. BURCHAM, CITY MANAGER, CITY OF ROANOKE, VIRGINIA, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 5th DAY OF February, 2002.

MY COMMISSION EXPIRES:

3-31-03
Sharon Mouglin
NOTARY PUBLIC

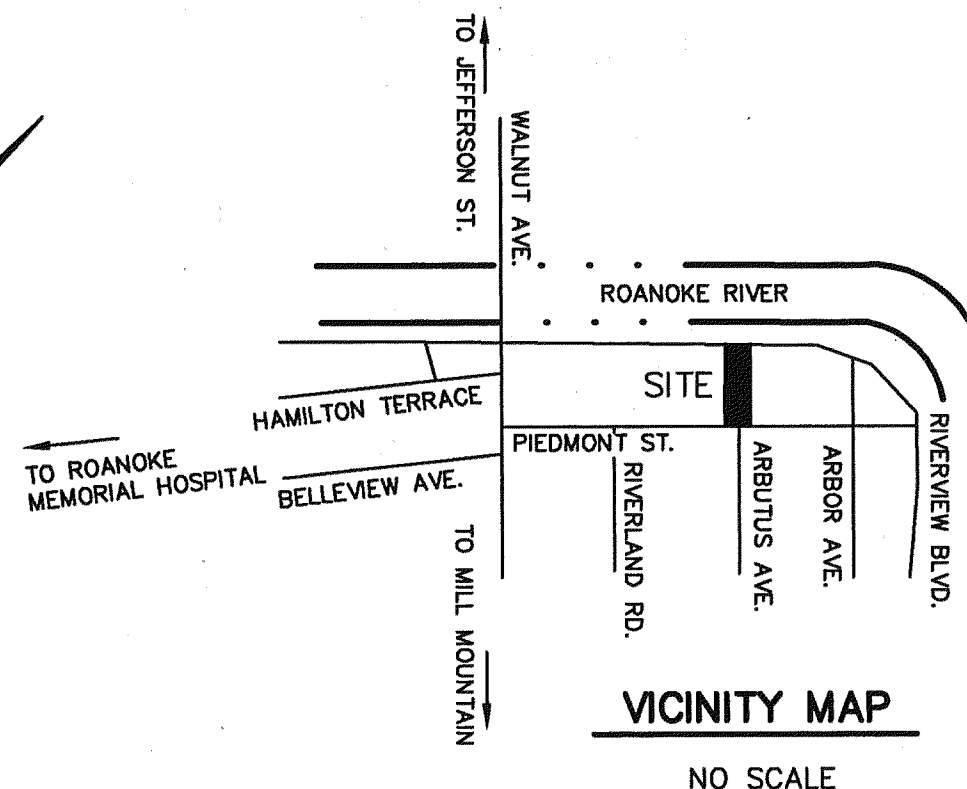
GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT NUMBER RE00-101346 DATED 10/25/2000 AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PRIOR TO ANY DEVELOPMENT ON LOTS 25A OR 25B, A PLAT COMBINING SUBJECT LOT WITH THE ADJOINING LOT MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

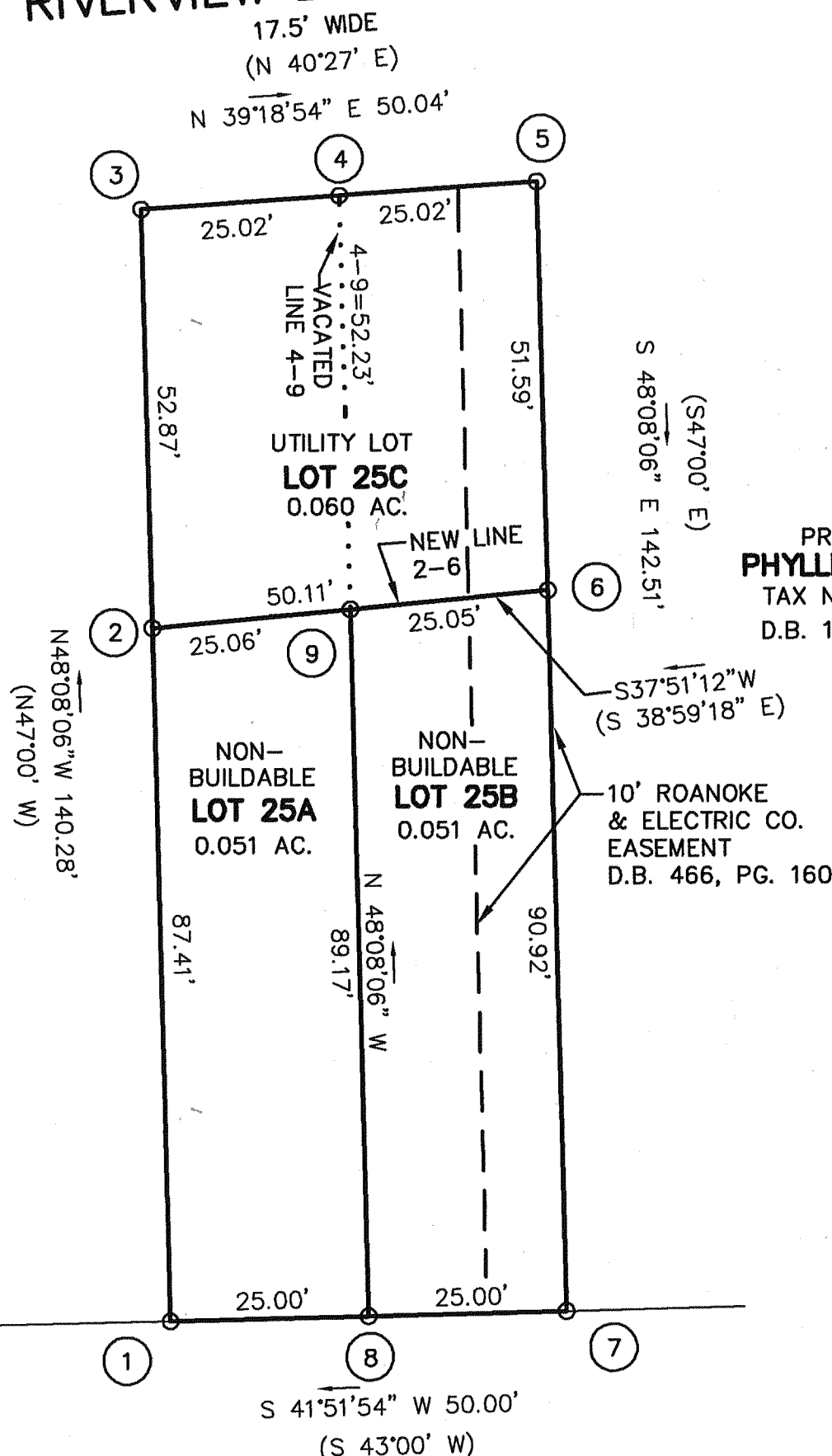
THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

M.B. 1 PG. 2401

MERIDIAN OF VIRGINIA STATE
PLANE COORDINATE SYSTEM
SOUTH ZONE
NAD 83



RIVERVIEW BOULEVARD, S.E.



LOT 24
PROPERTY OF
**T. MARION &
VIRGINIA A. SMITH**
TAX NO: 403-0603
D.B. 1492, PG. 1862

LOT B1
PROPERTY OF
PHYLLIS A. JOHNSON
TAX NO: 403-0619
D.B. 1521, PG. 178

COORDINATES

BY COE FLOOD REDUCTION PROJECT		
CORNER	NORTHING	EASTING
1	3621411.48	11064940.90
2	3621469.82	11064875.80
3	3621505.11	11064836.43
4	3621524.46	11064852.28
5	3621543.83	11064868.13
6	3621509.39	11064906.56
7	3621448.72	11064974.27
8	3621430.10	11064957.58
9	3621489.61	11064891.18
1	3621411.48	11064940.90

ORIGINAL LOT 25 BOUNDED BY CORNERS
1,3,4,8 TO 1.

ORIGINAL 25 FOOT FRONT LOT ADJOINING ON
THE NORTHERLY SIDE OF LOT 25 BOUNDED
BY CORNERS 7,8,4,5 TO 7.

BOUNDARY NOTE:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 403-0602
AND CREATES LOT 25A (0.051 AC.), LOT 25B (0.051 AC.) AND
LOT 25C (0.060 AC.).

APPROVED:

John Thomas Jansell 02.04.02
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Sam L. Bruce 02/05/02
CITY ENGINEER - CITY OF ROANOKE 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 THERETO ATTACHED
ADMITTED TO RECORD AT 3:32 O'CLOCK P.M. ON THIS 12 DAY OF February, 2002.

TESTE: ARTHUR B. CRUSH, III
CLERK

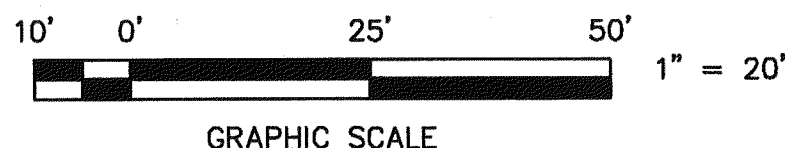
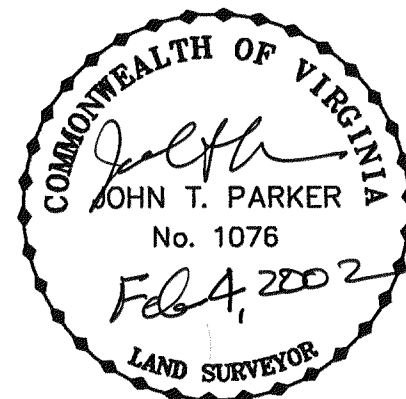
BY: [Signature]
DEPUTY CLERK

CLOSED BY JTP, JR.

PIEDMONT STREET, S.E.

50' WIDE

() DENOTES BEARING
BASED ON MERIDIAN OF MAP
OF PART OF RIVERLAND ROAD
ADDITION



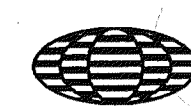
THIS RESUBDIVISION IS PLATTED FROM RECORDS.
THE CITY OF ROANOKE, VA. IS THE OWNER OF
RECORD. SEE INST. NO. 010019415.

RESUBDIVISION FOR

CITY OF ROANOKE

SHOWING THE RESUBDIVISION OF LOT 25 AND 25 FOOT
FRONT LOT ADJOINING ON THE NORTHERLY SIDE OF LOT 25
MAP OF PART OF THE RIVERLAND ROAD ADDITION
CREATING HEREON LOT 25A (0.051 AC.), LOT 25B (0.051 AC.),
AND LOT 25C (0.060 AC.)
SITUATE ON PIEDMONT STREET, S.E.
CITY OF ROANOKE, VIRGINIA

TAX NO.: 403-0602 SCALE: 1" = 20'
DRAWN: JTP, JR. DATE: DECEMBER 26, 2001
CALC: JTP, JR. W.O.: 98-1195



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

403-0602SUBD1.DWG

M.B. 1 PG. 2401