## KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE TRUSTEES OF EAST GATE CHURCH OF THE NAZARENL ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENTS RECORDED IN THE CICUIT COURT CLERK'S OFFICE IN ROANOKE, VIRGINIA IN DEED BOOK 1721, PAGE 1177; DEED BOOK 1301, PAGE 331& DEED BOOK 1082 PAGE 200; AND INSTRUMENT NO. 020014722, AND ALSO COMPRISING THE ADJACENT PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 20106, DATED FEBRUARY 28, 1972.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED THE PARCELS OF LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CITY OF ROANOKE SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

James he Conner

AGENT FOR TRUSTEES, EAST GATE CHURCH OF THE NAZARENE

STATE OF VIRGINIA

TO WIT: County OF Rognoke

I, Loretta Keffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE, HEREBY CERTIFY THAT Lames W. Conner HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 9 DAY OF September , 2002

NOTARY PUBLIC //

april 30, 2004 COMMISSION EXPIRES

## NOTES:

- 1. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. F.I.R.M. #51161C0046 D, EFFECTIVE OCT. 15, 1993.
- 2. THE SUBJECT PROPERTY IS ZONED "RS3".
- 3. THIS PLAT IS BASED ON EXISTING RECORDS AND PRIOR SURVEYS.
- 4. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

APPROVED:

9.09.02-DATE

CITY ENGINEER, CITY OF ROANOKE, VA.

AGENT, CITY OF ROANOKE PLANNING

DATE

COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 4:00 O'CLOCK 2.M. ON THIS \_\_\_\_\_\_ DAY OF <u>September</u>, 2002.

TESTE: ARTHUR B. CRUSH, III, CLERK

DAVID A. BESS No. 002240

VACATED 12' ALLEY, SEE ORDINANCE NO. 20106, DATED 2-28-'72 WERDIAN OF WAR NO. 2. EASTCARE LOT 9 LOT 20 PROPERTY OF HOBERT F. HAYES PROPERTY OF MARIE SIGMON CROCKER TAX NO. 3340908 TAX NO. 3340917 INSTRUMENT NO. 200471361 SHEET METAL \_OLD 5\8" IRON PIN OLD 5\8"\_ IRON PIN FENCE \ N 50°37' E, 273.3' TOTAL 126.0' 147.3' LOT 10 LOT 21 TAX: NO. 3340920 TAX ND. 3340909 LOT 11 LOT 22 TAX ND. 3340910 TAX ND. 3340921 LINE BEING VACATED (TYP.) Ö LOT 12 TAX ND. 3340922 TAX NO. 3340911 38.1 70, OLD IRON /IRON PIN PIN W\CAP 129.0' Z OLD 1" PIPE T LOT 13 LOT 24 TAX ND, 3340912 TAX ND. 3340923 KESSLER ROAD EE (¥) TREI STRI (50° R/ 1.809 ACRES (40° ) SITE OTH 5 N 21ST - TAX N□, : 3340924 EAST GATE AVE. LOT 27 LOT 28 LDT 25 LOT 26 YEAGER AVENUE ARC=21.22° **RADIUS=15.00'** DELTA=81'02' VICINITY MAP CHORD=N 79'44'30" W, 5 EAST GATE, AVENUE, N.E. NO SCALE 19.49' TANGENT=12.82' **BOUNDARY COORDINATES** (ORIGIN ASSUMED) POINT NORTHING EASTING
1 4871.6788 5104.7184 2 5092.9713 4924.1294 3 5266.3118 5135.3675 4 4975.2300 5307.2843 5 4868.2078 5123.8969 1 4871.6788 5104.7184

COMBINATION PLAT MADE FROM RECORDS FOR EAST GATE CHURCH OF THE NAZARENE

SHOWING THE COMBINATION OF LOTS 10, 11, 12, 13, 21, 22, 23, 24 25, 26, 27, 28 AND 29, BLOCK 7, EASTGATE ADDITION, AND ADJACENT PORTIONS OF VACATED 12' ALIFY, CREATING HEREON NEW TRACT "A" (1.809 ACRES)

## ROANOKE,

## **VIRGINIA**

SCALE 1' = 40'

AUGUST 16, 2002

BY: DAVID A. BESS, L.L.C. LAND SURVEYING 3100A PETERS CREEK RD ROANOKE, VA 24019

M.B. 1, PG. <u>2490</u>

N.B. 120 D-02208