

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BAKER AVENUE PROPERTIES, LTD., IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NO. 010017852. THE 0.072 ACRE ALLEY SHOWN INCLUDED THEREIN WAS VACATED BY ORDINANCE NO. 35950, DATED JUNE 17, 2002.

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 THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

MOHAMMAD J. KHAN DATE
AGENT, BAKER AVENUE PROPERTIES, LTD.

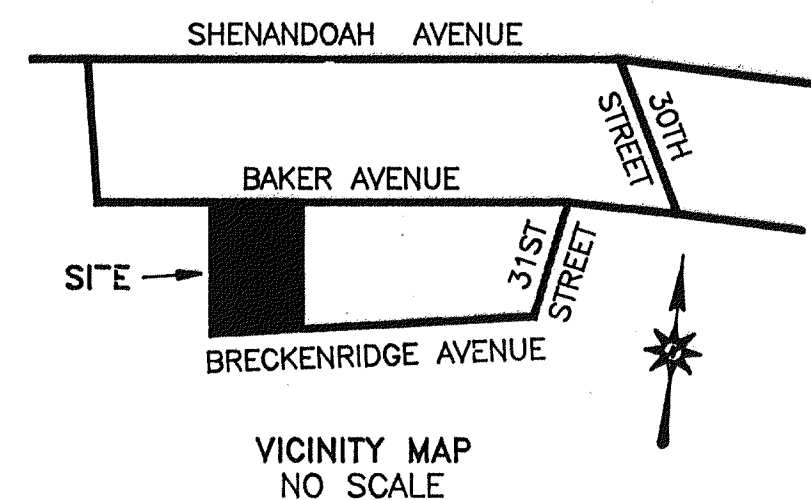
STATE OF VIRGINIA TO WIT:
County of Roanoke

I, Loretta W. Keffer A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE, HEREBY CERTIFY THAT Mohammad J. Khan HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 29 DAY OF September, 2002

Loretta W. Keffer April 30, 2004
NOTARY PUBLIC COMMISSION EXPIRES

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. MAP NO. 51161C0042D DATED OCT. 15, 1993.
- 2) THE SUBJECT PROPERTY IS ZONED "HM".
- 3) THIS PLAT IS BASED ON PRIOR SURVEYS AND EXISTING RECORDS.
- 4) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

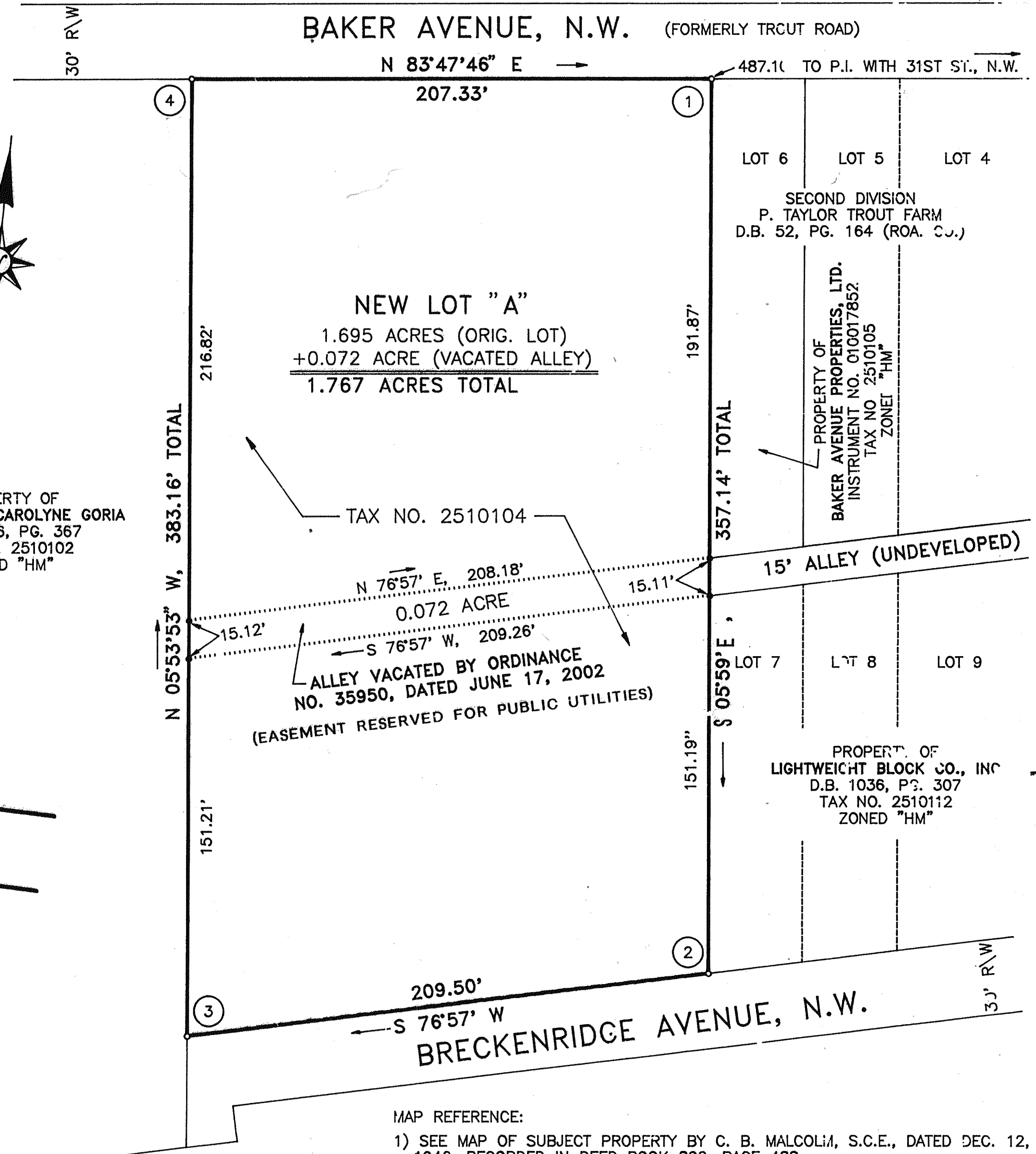


VICINITY MAP
NO SCALE

BOUNDARY COORDINATES
ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	5356.2234	4962.6591
2	5000.0000	5000.0000
3	4952.6946	4795.9107
4	5333.8164	4756.5386
1	5356.2234	4962.6591

BAKER AVENUE, N.W. (FORMERLY TRCUT ROAD)



MAP REFERENCE:

- 1) SEE MAP OF SUBJECT PROPERTY BY C. B. MALCOLM, S.C.E., DATED DEC. 12, 1946, RECORDED IN DEED BOOK 802, PAGE 488.
- 2) SEE MAP OF SUBJECT PROPERTY MADE FOR DONALD L. CYPHERS BY C. E. LACY, JR., L.S., DATED DEC. 12, 1990.

PLAT OF ALLEY CLOSURE MADE FROM RECORDS FOR
BAKER AVENUE PROPERTIES, LTD.

SHOWING A 15' VACATED ALLEY (ORD. 35950, DATED 06/17/2002) BEING COMBINED HEREON WITH LOT IN DIVISION NO. 3, P. TAYLOR TROUT FARM, TO CREATE NEW LOT A (1.767 ACRES)

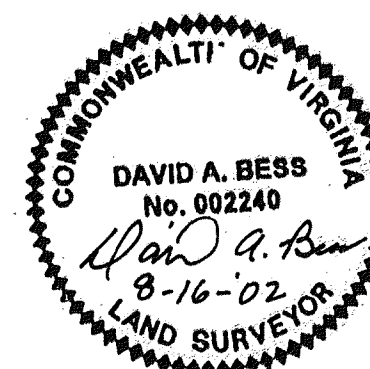
ROANOKE,

VIRGINIA

SCALE 1" = 40'

AUGUST 16, 2002, 2001

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



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 10:40 O'CLOCK A.M. ON THIS 26 DAY OF September, 2002.

TESTE: ARTHUR B. CRUSH, III, CLERK

BY: Patty Taylor
CLERK

