

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROBERT EVAN, L.L.C., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 12 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM PINECREST-SUMMERTREE ASSOCIATES LIMITED PARTNERSHIP DATED APRIL 13, 2001, RECORDED IN THE CLERK'S OFFICE OF THE COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #010005760 (PARCEL 2) AND ALL OF THE RIGHT-OF-WAY OF THAT PORTION OF HITE STREET VACATED BY ROANOKE CITY ORDINANCE NO. 35995-071502 DATED JULY 15, 2002.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE, ALL OF THE LAND SET APART HEREON FOR STREET PURPOSES BOUNDED BY CORNERS 2 THRU 4 TO 2A TO 2 INCLUSIVE.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 27th DAY OF SEPTEMBER, 2002.

ROBERT EVAN, L.L.C., OWNERBY: Robert S. Freeman**STATE OF VIRGINIA**COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT ROBERT S. FREEMAN, OWNER OF ROBERT EVAN, L.L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPT. 25, 2002, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON SEPT. 27, 2002.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington
NOTARY PUBLIC (commissioned as
Arlene M. Thomas)

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SOUTH ROANOKE NURSING HOME, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE ENCUMBERED BY A NEW VARIABLE-WIDTH SANITARY SEWER EASEMENT, WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM TOWN SIDE CORPORATION DATED MARCH 18, 1964, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 737, PAGE 247.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE, THE NEW VARIABLE-WIDTH SANITARY SEWER EASEMENT FOR PUBLIC USE BOUNDED BY CORNERS S1 THRU S6 TO S1, INCLUSIVE.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 27th DAY OF SEPTEMBER, 2002.

SOUTH ROANOKE NURSING HOME, INC., OWNERBY: J.E. Carter**STATE OF VIRGINIA**COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT J.E. CARTER, OWNER OF SOUTH ROANOKE NURSING HOME, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPT. 25, 2002, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON SEPT. 27, 2002.

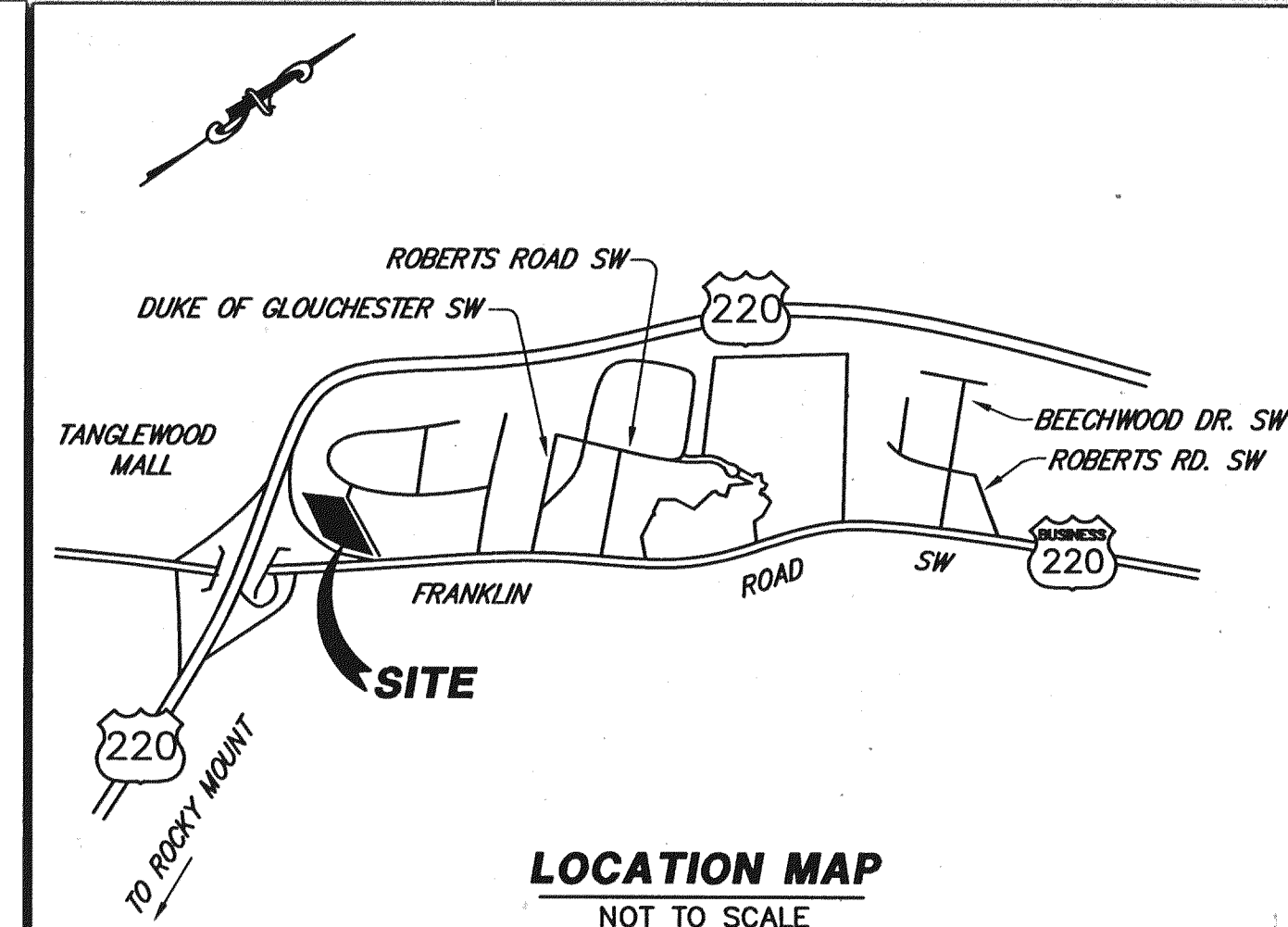
MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington
NOTARY PUBLIC (commissioned as
Arlene M. Thomas)

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5030.61350	4740.53789
2	5000.00443	5000.01474
3	4970.02333	5012.76670
4	4878.98104	5060.59312
5	4902.23001	5104.85920
6	4622.56976	5251.77059
7	4641.51328	5185.33992
8	4660.93343	5113.98362
9	4760.58932	4980.27822
10	4723.34954	4943.82624
11	9758.13093	4874.88196
12	4971.25393	4778.14527
1	5030.61350	4740.53789
AREA = 2.037 ACRES		

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
5. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0062 D, MAP NUMBER 51161C0062 D, DATED OCTOBER 15, 1993, UNSHADED ZONE X.
6. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
7. THE CITY OF ROANOKE AND ANY UTILITY COMPANY, INCLUDING, SPECIFICALLY, WITHOUT LIMITATION, PROVIDERS TO OR FOR PUBLIC CABLE TELEVISION, ELECTRICITY, NATURAL GAS OR TELEPHONE SERVICE, AN EASEMENT FOR SEWER AND WATER MAINS, TELEVISION CABLE, ELECTRIC WIRES, GAS LINES, TELEPHONE LINES, AND RELATED FACILITIES THAT MAY NOW BE LOCATED IN OR ACROSS THE VACATED PORTION OF THE RIGHT-OF-WAY OF HITE STREET, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OR REPLACEMENT OF SUCH LINES, MAINS OR UTILITIES, SUCH RIGHT TO INCLUDE THE RIGHT TO REMOVE, WITHOUT THE PAYMENT OF COMPENSATION OR DAMAGES OF ANY KIND TO THE OWNER, ANY LANDSCAPING, FENCES, SHRUBBERY, STRUCTURE OR ANY OTHER ENCROACHMENTS ON OR OVER THE EASEMENT WHICH IMPEDE ACCESS FOR MAINTENANCE OR REPLACEMENT PURPOSES AT THE TIME SUCH WORK IS UNDERTAKEN; SUCH EASEMENT OR EASEMENTS TO TERMINATE UPON THE LATER ABANDONMENT OF USE OR PERMANENT REMOVAL FROM THE VACATED RIGHT-OF-WAY OF ANY SUCH MUNICIPAL INSTALLATION OR OTHER UTILITY OR BY THE OWNER THEREOF. SEE ORDINANCE No. 35995-071502, DATED JULY 15, 2002.
8. REFER TO THE CITY OF ROANOKE ZONING ORDINANCE FOR MINIMUM SETBACK RESTRICTIONS AND OTHER ZONING REGULATIONS.
9. OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT EASEMENT AS SHOWN HEREON.

**APPROVED:**

Chris Thomas Powell 9.30.2002
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

Shirley C. Quinn 9.30.02
CITY ENGINEER DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:10 O'CLOCK ON THIS 1st DAY OF OCTOBER, 2002.

TESTEE: ARTHUR B. CRUSH, III, CLERK

Laruna Boman
DEPUTY CLERK

PLAT SHOWING THE COMBINATION AND RESUBDIVISION OF

PARCEL 2 (M.B. 1, PG. 2367)

WITH A 0.335 AC. PORTION OF

HITE STREET, S.W.

(VACATED BY ROANOKE CITY ORDINANCE #35995-071502)

AND THE DEDICATION OF 0.095 AC.

TO THE CITY OF ROANOKE FOR PUBLIC STREET PURPOSES

CREATING HEREON NEW

PARCEL 2A (1.942 AC.)

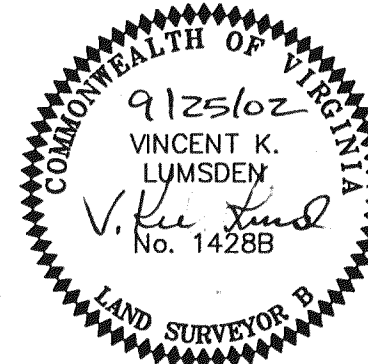
PROPERTY OF

ROBERT EVAN, L.L.C.

AND SHOWING THE DEDICATION OF A NEW VARIABLE-WIDTH SANITARY EASEMENT FOR PUBLIC USE BY

SOUTH ROANOKE NURSING HOME, INC.

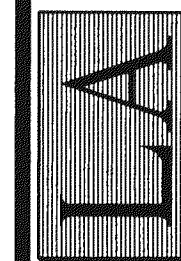
SITUATED U.S. ROUTE 220 AND HITE STREET
CITY OF ROANOKE, VIRGINIA



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ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: SEPTEMBER 25, 2002
COMM. NO.: 01-145
CADD FILE: F:\2001\01145\01145R01.DWG
SCALE: 1" = 40'
SHEET 1 OF 2