KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WHITNEY–WAYNE, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT #020020405, AND BEING KNOWN AS PARCEL 1 "RESUBDIVISION PLAT FOR FARREN WEBB LYNETTE WEBB" BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE EASEMENTS SHOWN HEREON AS SET APART FOR PUBLIC USE.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2–2240 AND 15.2–2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

WHITNEY–WAYNE, INC.

BY: _____ ITS: President

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, James H. Hill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Farren Webb, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF May, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/06

VARIABLE WIDTH PUBLIC ACCESS EASEMENT & PUBLIC UTILITY EASEMENT TABLE		
LINE	BEARING	LENGTH
3–A	N70°14'29"W	15.21
A–B	N72°49'57"W	34.10
B–C	N75°20'40"W	22.04
C–D	N77°41'02"W	24.11
D–E	N50°34'35"W	7.13
E–F	N05°15'46"W	2.57
F–G	N14°34'43"E	4.73
G–H	S64°02'57"E	5.30
H–I	N26°17'39"E	10.00
I–J	N64°04'39"W	6.82
J–K	N26°31'01"E	134.36
K–L	N63°46'00"W	1.83

APPROVED:

_____ 5-04-04
ENGINEER, CITY OF ROANOKE DATE

R. Brian Townsend 5-04-04
AGENT, CITY OF ROANOKE PLANNING COMMISSION 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 10:50 O'CLOCK A.M. ON THIS 6 DAY OF May, 2004, IN MAP BOOK 1, PAGE 2721.

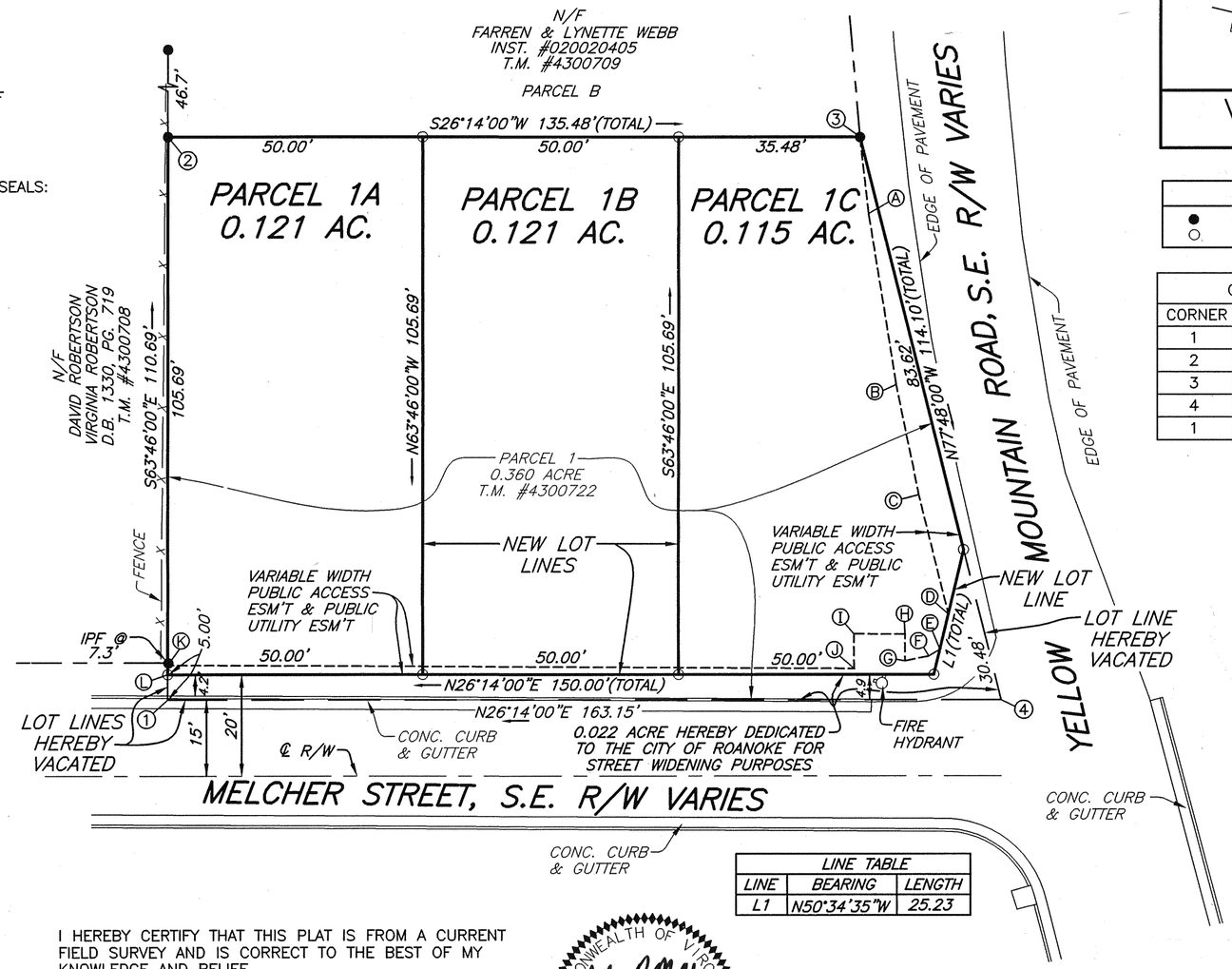
TESTE: Brenda Hamilton
CLERK

Patty Taylor
DEPUTY CLERK

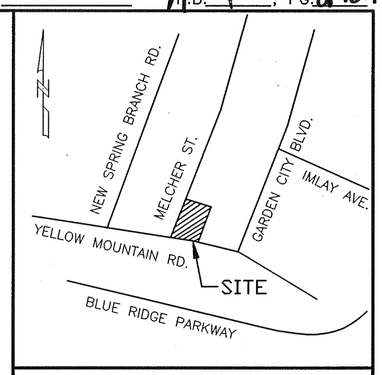
NOTES:

1. OWNER OF RECORD: WHITNEY–WAYNE, INC.
2. LEGAL REFERENCE: INSTRUMENT #020020405
   MAP BOOK 1, PAGE 2543
3. ORIGINAL TAX MAP #4300722
4. 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.
5. UNDERGROUND UTILITY SERVICE LINES.
6. PROPERTY IS CURRENTLY ZONED RM–1.

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°34'35"W	25.23



VICINITY MAP
NO SCALE

LEGEND	
●	– IRON PIN FOUND
○	– IRON PIN SET

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	507.2175	502.8275
2	521.2874	602.1207
3	399.7617	542.2349
4	423.8739	430.7117
1	507.2175	502.8275

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

COMMONWEALTH OF VIRGINIA
JOHN R. McADEN
No. 002002
11-25-03
LAND SURVEYOR

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0066 D (EFFECTIVE DATE: OCT. 15, 1993)

0660

RESUBDIVISION PLAT FOR
WHITNEY–WAYNE, INC.
BEING THE RESUBDIVISION OF
PARCEL 1 (0.360 ACRE)
AS SHOWN ON
RESUBDIVISION PLAT FOR FARREN WEBB, LYNETTE WEBB
MAP BOOK 1, PAGE 2543
CREATING HEREON
PARCEL 1A (0.121 ACRE), PARCEL 1B (0.121 ACRES)
& PARCEL 1C (0.115 ACRE),
ALSO CREATING A VARIABLE WIDTH PUBLIC ACCESS EASEMENT
& PUBLIC UTILITY EASEMENT
AND SHOWING 0.022 ACRE BEING DEDICATED TO
THE CITY OF ROANOKE FOR ROAD WIDENING PURPOSES
SITUATED AT THE EASTERLY INTERSECTION OF
MELCHER STREET, S.E. & YELLOW MOUNTAIN ROAD, S.E.
CITY OF ROANOKE, VIRGINIA
NOVEMBER 25, 2003
JOB #R0310369.00
SCALE: 1"=20' SHEET 1 OF 1

BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW

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