

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT THE CITY OF ROANOKE IS THE FEE SIMPLE OWNER OF THE LOTS BOUNDED BY OUTSIDE CORNERS 1 THRU TO 13 TO 1, INCLUSIVE AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN DEED BOOK 1700 PAGE 1142 AND BY INSTRUMENT #030017023 OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AND A PORTION OF A 24' ALLEY VACATED, DISCONTINUED AND CLOSED BY THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA IN ORDINANCE #36627-021704 DATED FEBRUARY 17, 2004.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 9th DAY OF July, 2004.

Darlene L. Burcham 7-9-04
DARLENE L. BURCHAM
CITY MANAGER

STATE OF VIRGINIA
City of Roanoke
I, Cecilia Freeman A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Darlene L. Burcham OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED July 9, 2004. DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 9, 2004.

MY COMMISSION EXPIRES 2/28, 2006
Cecilia A. Freeman
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 12th DAY OF July, 2004, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED TO RECORD AT 10:50 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Deidre
Deputy Clerk

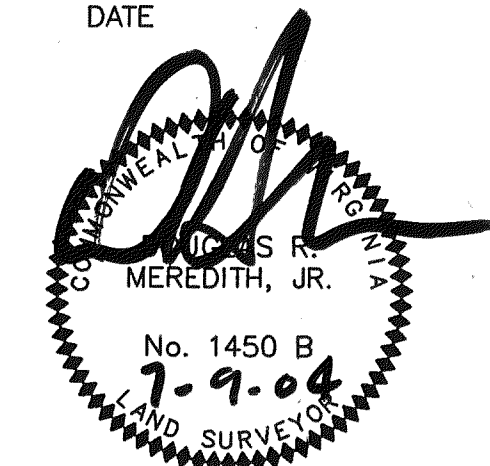
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE. FEMA FLOOD ZONE: "X"
FIRM PANEL #51161C0046D DATED OCT. 15, 1993
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY. AUGUST 5, 2003.
4. ANY PHYSICAL IMPROVEMENTS NOT DIMINISHED, SHALL NOT BE SCALED.
5. LEGAL REFERENCE: DB 1700 PG 1142
DB 1574 PG 361
TAX #1020310

APPROVED:

R. Brian Townsend 7-9-04
AGENT-CITY OF ROANOKE PLANNING COMMISSION DATE

Philip C. Scrim 7-09-04
CITY ENGINEER-CITY OF ROANOKE DATE

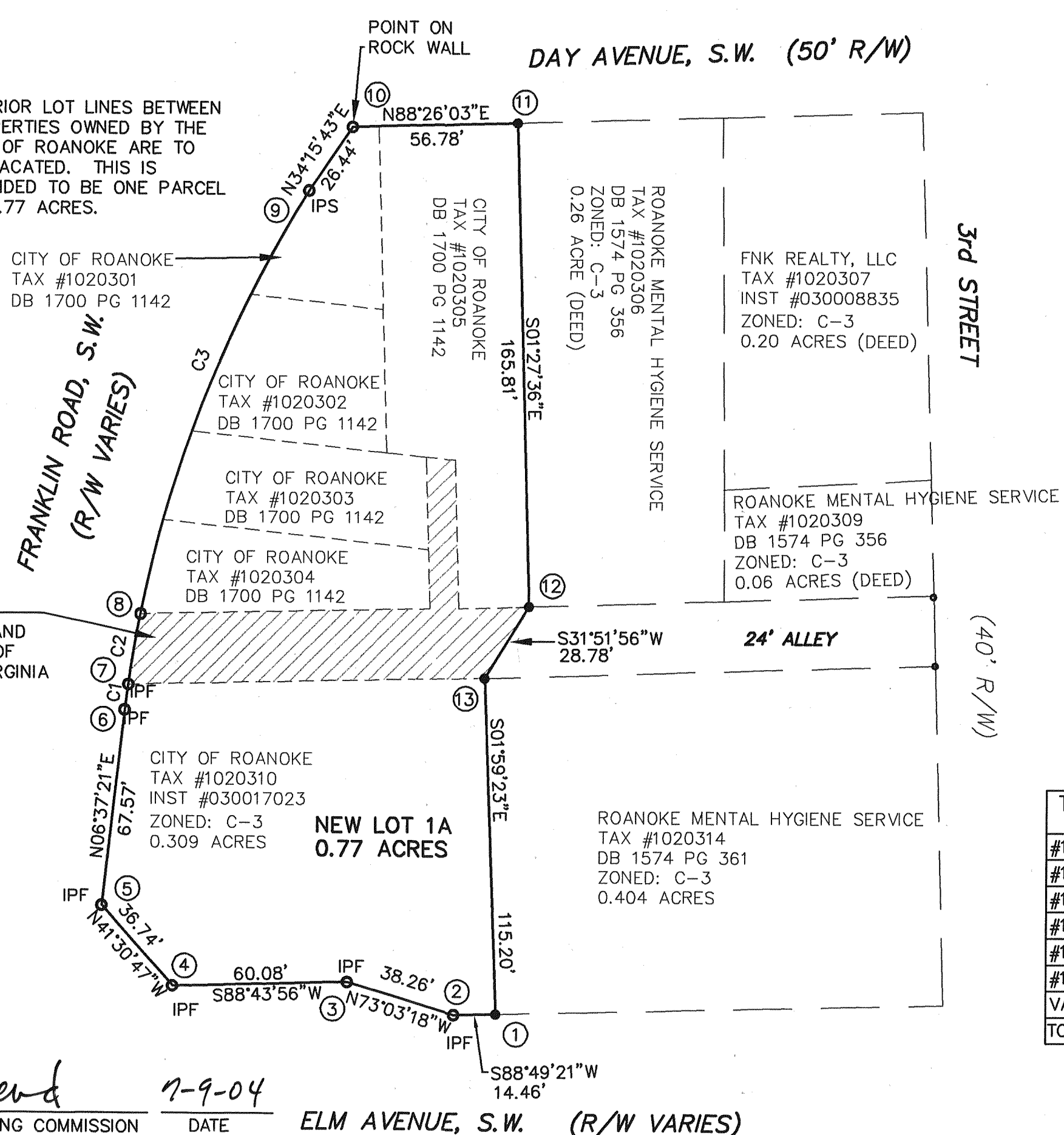


W. H. H.
I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

DATE: 7-9-04

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

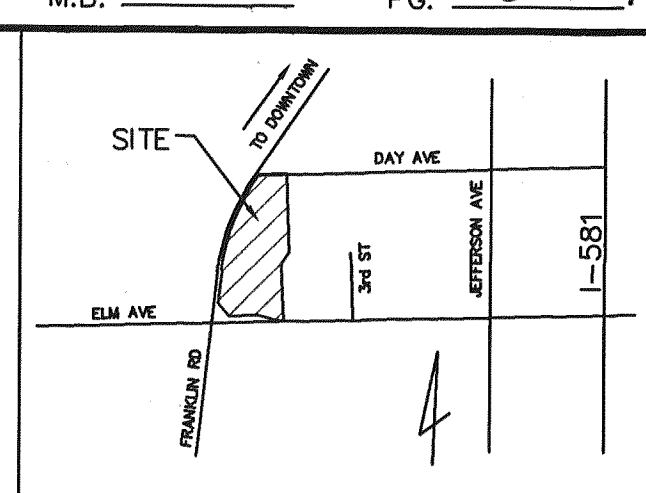
CITY OF ROANOKE
TAX #1020310
INST #030017023
ZONED: C-3
0.309 ACRES
NEW LOT 1A
0.77 ACRES



NOTE: INTERIOR LOT LINES BETWEEN PROPERTIES OWNED BY THE CITY OF ROANOKE ARE TO BE VACATED. THIS IS INTENDED TO BE ONE PARCEL OF 0.77 ACRES.

HATCHED AREA OF ALLEY VACATED, DISCONTINUED, AND CLOSED BY THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA ORD. NO. 36627-021704. DATED FEB. 17, 2004. 0.1064 ACRES

CURVE	LENGTH	RADIUS	TAN	BRG	CHORD	DELTA
C1	8.78	432.47	4.39	N 07-30-12 E	8.78	01-09-49
C2	24.43	432.47	12.22	N 09-42-13 E	24.43	03-14-13
C3	156.93	432.47	79.34	N 21-43-02 E	156.06	20-47-25



VICINITY MAP
NO SCALE

	NORTHING	EASTING
1	3601517.212	11073619.596
2	3601516.914	11073605.139
3	3601528.066	11073568.538
4	3601526.737	11073508.470
5	3601554.247	11073484.120
6	3601621.363	11073491.912
7	3601630.070	11073493.059
8	3601654.150	11073497.176
9	3601799.138	11073554.925
10	3601820.993	11073569.812
11	3601822.544	11073626.567
12	3601656.788	11073630.791
13	3601632.344	11073615.596
1	3601517.212	11063619.596

TAX #	LOT	ACREAGE	DEED REF.
#1020301	PT. LOT 1	0.0312	DB 1700 PG 1142
#1020302	PT. LOT 2	0.0695	DB 1700 PG 1142
#1020303	PT. LOT 3	0.0559	DB 1700 PG 1142
#1020304	PT. LOT 4	0.0555	DB 1700 PG 1142
#1020305	LOT 5	0.1528	DB 1700 PG 1142
#1020310	PT. LOT 11-13	0.2987	INST #030017023
VACATED ALLEY		0.1064	ORD. #36627-021704
TOTAL ACREAGE 0.77			

PLAT OF SURVEY
FOR
THE CITY OF ROANOKE
COMBINING
PART OF LOTS 1-4, LOT 5 AND PART OF LOTS 11-13,
A VACATED 10' ALLEY (0.0114 AC) AND A PORTION
OF A 24' ALLEY (0.095 AC)
VACATED BY THE CITY COUNCIL BY ORDINANCE #36627-021704
HEREON
CREATING LOT 1A, 0.77 AC.
SITUATE ADJACENT TO
ELM AVENUE & FRANKLIN ROAD
CITY OF ROANOKE, VIRGINIA

LEGEND
 — SURVEYED PROPERTY LINE
 — DEED LINE
 ● SET REBAR
 ○ EXISTING IRON FOUND
 ⊙ END OF LINE/CURVE
 ○ NOTHING FOUND, NOTHING SET

GRAPHIC SCALE
 0 40'
 (IN FEET)
 1 inch = 40 ft.

LMW P.C.
ENGINEERING • ARCHITECTURE • SURVEYING
 (540) 345-0675 102 ALBEMARLE AVE., S.E.
 FAX (540) 342-4456 ROANOKE, VIRGINIA 24013