

BOUNDARY COORDINATES		
BASED ON ASSUMED DATUM		
CORNER	NORTHING	EASTING
1	5000.00804	5000.08361
2	5013.99465	5145.48045
3	4849.75282	5161.27987
4	4843.64753	5103.02894
5	4834.62075	5036.98894
6	4831.74026	5037.29177
7	4830.48561	5025.35754
8	4832.99483	5025.09375
9	4831.78816	5016.26570
1	5000.00804	5000.08361
TOTAL AREA = 0.559 AC.		

ABBREVIATIONS	
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
INST.	INSTRUMENT
AC.	ACRES
S.F.	SQUARE FEET
EX.	EXISTING
IP	IRON PIN
R/W	RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA, A VIRGINIA MUNICIPAL CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 8, INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT # 980014185, DATED SEPTEMBER 17, 1998 AND ALL OF THE VACATED ALLEY BY ORDINANCE # 36751-062104, DATED JUNE 21, 2004 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

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

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 19th DAY OF July 2004.

CITY OF ROANOKE, VIRGINIA

By: Darlene Burcham
DARLENE BURCHAM
CITY MANAGER, ROANOKE, VIRGINIA

STATE OF VIRGINIA
CITY OF ROANOKE

I, Cecilia A. Freeman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DARLENE BURCHAM, CITY MANAGER, FOR THE CITY OF ROANOKE, VIRGINIA, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City of Roanoke AND STATE AND ACKNOWLEDGED THE SAME ON July 19, 2004.

MY COMMISSION EXPIRES ON Feb. 28, 2006.

Cecilia A. Freeman
NOTARY PUBLIC

NOTES:

1. A PORTION OF VACATED ALLEY 0.001 ACRES (33 SQ. FT.) (BY ORDINANCE #36751-062104) BOUNDED BY CORNERS 4 THRU 7, INCLUSIVE TO 4, TO BE COMBINED WITH AND ADDED TO TAX #1011306 (MAJOR PORTION OF ORIGINAL LOT 27 AND LOTS 28 THRU 32) TO CREATE LOT "27A" (0.559 AC.).
2. THIS PLAT WAS BASED ON A CURRENT FIELD SURVEY.
3. THIS PROPERTY IS NOT LOCATED 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP # 51161C0042D, COMMUNITY PANEL # 510130 0042 D, DATED SEPTEMBER 15, 1993.
4. 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. LEGAL REFERENCE: INSTRUMENT # 980014185 & VACATION ORDINANCE # 36751-062104.

APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION

7-13-04
DATE

Shirley Swin
CITY ENGINEER, ROANOKE, VIRGINIA

7-13-04
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON July 20, 2004, AT 2:25 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON, CLERK
Spedue
DEPUTY CLERK

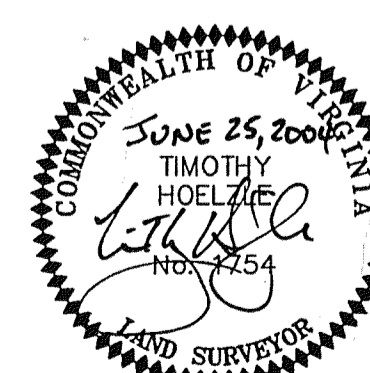
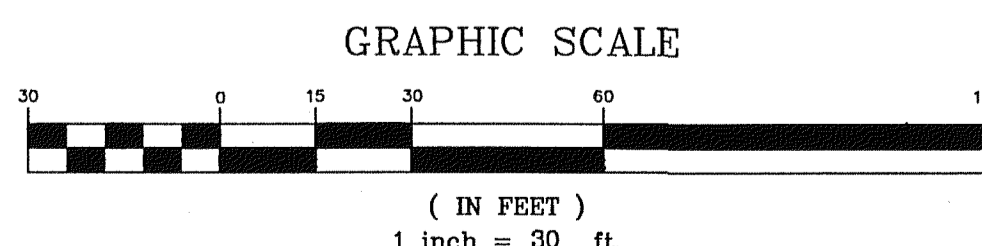
CR

PLAT OF SURVEY COMBINING
MAJOR PORTION OF LOT 27, LOTS 28 THRU 32
(0.558 AC.)

W.W. COE MAP (CITY OF ROANOKE PLAN # 1097)
AND (0.001 AC.) OF THE VACATED ALLEY
(ORDINANCE # 36751-062104)

CREATING HEREON
LOT "27A" (0.559 AC.)

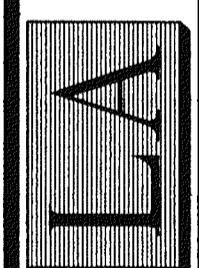
SITUATED AT # 348 CAMPBELL AVENUE, S.W.
ROANOKE, VIRGINIA



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



DATE: JUNE 25, 2004
COMM. NO.: 03-067X
CADD FILE: FA2003\03067\SURV\03067RP.DWG
SHEET 1 OF 1