

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE TRUSTEES OF WESTMINSTER PRESBYTERIAN CHURCH ARE THE FEE SIMPLE OWNERS OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENTS RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT CLERK'S OFFICE IN DEED BOOK 1399, PAGE 565 AND THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 557, PAGE 262, AND BY ORDINANCE NO. 28279, DATED AUGUST 25, 1986 (CLOSING OF SCOTLAND STREET).

THE SAID OWNERS HEREBY 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 THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNERS, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT, HEREBY DEDICATE TO THE WESTERN VIRGINIA WATER AUTHORITY THE AREA SET APART ON THIS PLAT FOR A PUBLIC SANITARY SEWER EASEMENT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

James Roy Harrell
JAMES ROY HARRELL, TRUSTEE

Elliot L. Richards, Jr.
ELLIOT L. RICHARDS, JR., TRUSTEE

STATE OF VIRGINIA

City OF Roanoke TO WIT:

I, Andrew D. Herbert, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT JAMES ROY HARRELL HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 18 DAY OF August, 2004.

Andrew D. Herbert
NOTARY PUBLIC

12/21/05
COMMISSION EXPIRES

STATE OF VIRGINIA

CITY OF ROANOKE TO WIT:

I, MATTHEW LEPSKOMB, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT ELLIOT L. RICHARDS, JR. HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 20 DAY OF AUGUST, 2004.

Matthew Lepskomb
NOTARY PUBLIC

8/20/04
COMMISSION EXPIRES

GENERAL NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0023 D, EFFECTIVE DATE OCT. 15, 1993)
- 2) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 3) THE SUBJECT PROPERTY IS ZONED "RM-2".
- 4) THIS PLAT IS BASED ON EXISTING RECORDS. BOUNDARY AND IMPROVEMENT INFORMATION ARE TAKEN FROM SURVEY OF THE SUBJECT PROPERTY FOR WESTMINSTER PRESBYTERIAN CHURCH, BY C. B. MALCOLM & SON, S.C.E. DATED JAN 16, 1958.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:50 O' CLOCK P.M., ON THIS 23 DAY OF August, 2004.

TESTE: BRENDA HAMILTON, CLERK

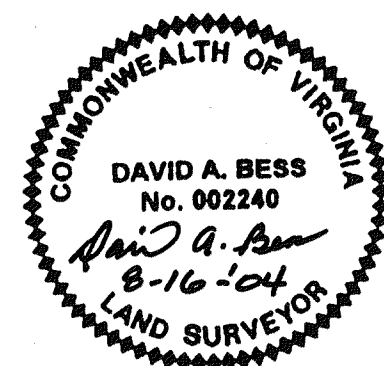
BY: Brenda Hamilton
DEPUTY CLERK

D-04111

BOUNDARY COORDINATES (ORIGIN ASSUMED)

POINT	NORTHING	EASTING
1	5467.0096	5028.8425
2	5484.1735	4456.1489
3	5515.0588	4427.0611
4	5871.5387	4437.7450
5	5869.5597	4445.6923
6	5828.7886	5115.4917
1	5467.0096	5028.8425

SCALE: 1 INCH = 100 FEET
0' 100' 200' 300'



APPROVED:
Philip C. Selzer 8-23-04
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE
R. Brian Townsend 8-23-04
AGENT, CITY OF ROANOKE PLANNING COMM. DATE

PLAT OF COMBINATION MADE FROM RECORDS FOR
TRUSTEES OF WESTMINSTER PRESBYTERIAN CHURCH
SHOWING THE COMBINATION OF TRACT "R1" (3.090 ACRES) AND THE ADJACENT 2.377 ACRE TRACT CREATING HEREON TRACT "R-2" (5.467 ACRES), LOCATED AT THE INTERSECTION OF WOODBRIDGE AVENUE, N.W. AND PETERS CREEK ROAD, N.W.

ROANOKE, VIRGINIA

SCALE 1" = 100'

JUNE 15, 2004

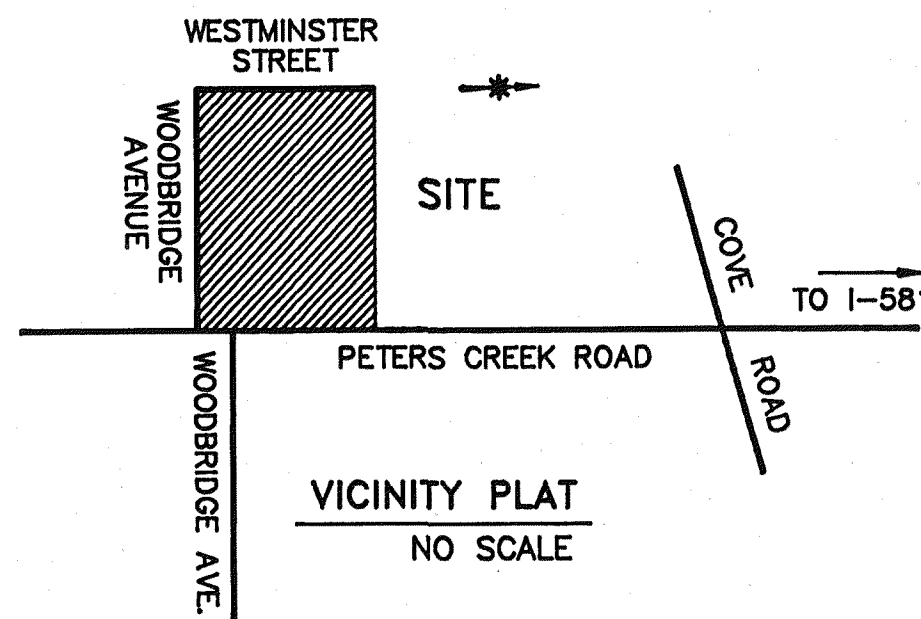
*REVISED AUGUST 16, 2004

ACS DESIGN, L.L.C.
Engineering • Planning • Surveying
2203 Peters Creek Road, NW
Roanoke, VA 24017
Phone: (540) 562-2345

MAP BOOK 1, PAGE 2283

NOTE: THE ORIGINAL SCALE OF THIS PLAT HAS NOT BEEN REDUCED.

MAP BOOK 1, PAGE 2783



VICINITY PLAT
NO SCALE

CURVE "C-2"
ARC=47.12'
RADIUS=30.00'
DELTA=90°00'00"
CHORD=N 43°17'00" W,
42.43'
TANGENT=30.00'

PROPERTY OF
PAUL A. DUNCAN &
GARY A. DUNCAN PARTNERSHIP
D.B. 1550, PG. 1216
M.B. 1, PG. 760
TAX NO. 6141403
ZONED C-2

TO MELROSE AVENUE

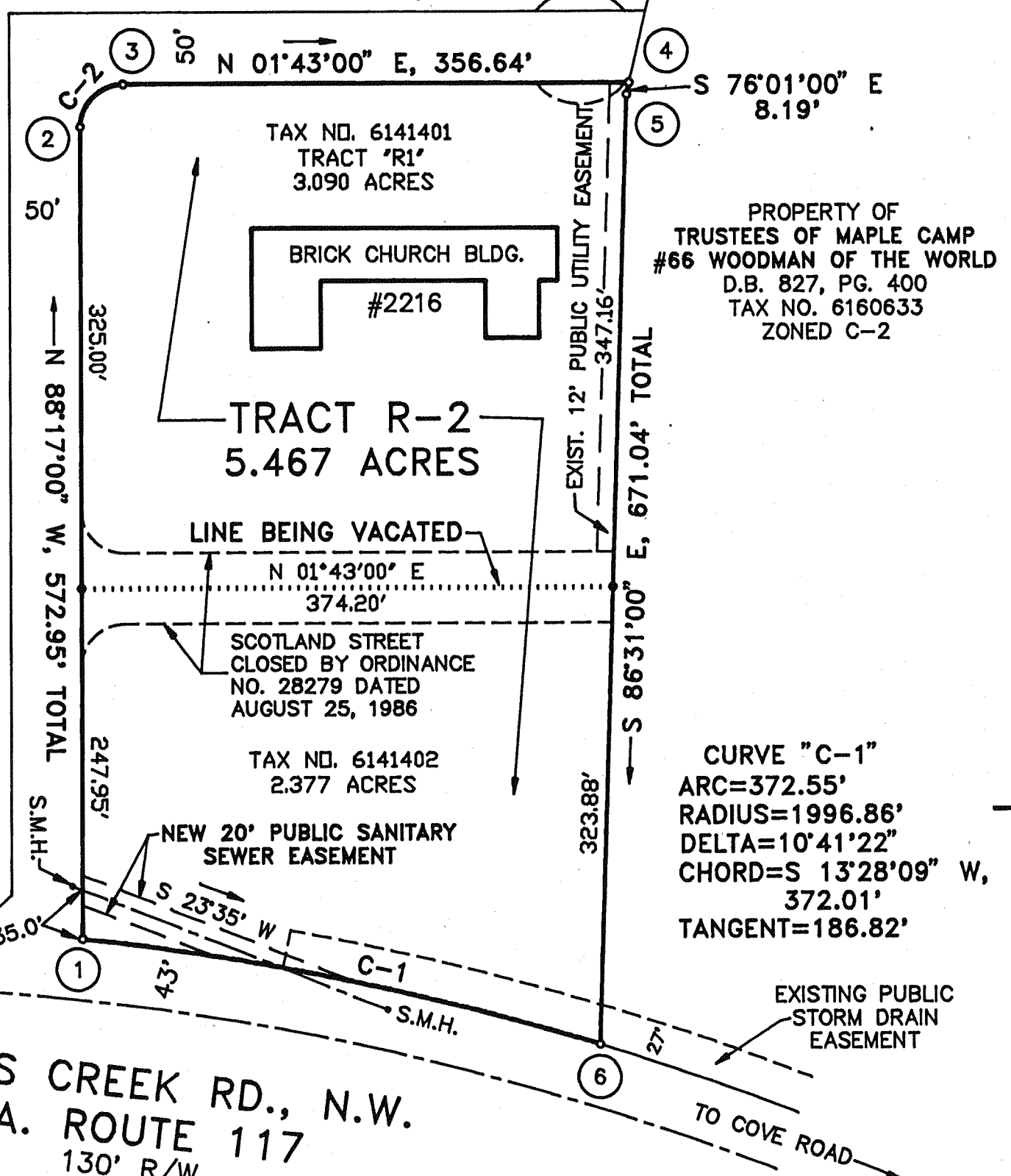
CENTERLINE SOUTH BOUND LANE

PETERS CREEK RD., N.W.
VA. ROUTE 117
130' R/W

WOODBRIDGE AVENUE, N.W.

MERIDIAN OF SEC. 1, NORWOOD
PLAT BOOK 3, PAGE 119 (ROA. CO.)

WESTMINSTER ST., N.W.



EXIST. PUBLIC 40' RADIUS
TURN-AROUND RESERVED
D.B. 897, PG. 655
D.B. 897, PG. 657 (ROA. CO.)

PROPERTY OF
TRUSTEES OF MAPLE CAMP
#66 WOODMAN OF THE WORLD
D.B. 827, PG. 400
TAX NO. 6160633
ZONED C-2

CURVE "C-1"
ARC=372.55'
RADIUS=1996.86'
DELTA=10°41'22"
CHORD=S 13°28'09" W,
372.01'
TANGENT=186.82'

EXISTING PUBLIC
STORM DRAIN
EASEMENT