

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT C. DOUGLAS CORBIN AND ANA P. CORBIN ARE THE FEE SIMPLE OWNERS OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, 7 THRU 10 TO 7, INCLUSIVE, AND 12 THRU 16 TO 12, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #030008385

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC WATER AND/OR SEWER EASEMENTS.

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 OWNERS 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:

C. Douglas Corbin
C. DOUGLAS CORBIN (OWNER)

Ana P. Corbin
ANA P. CORBIN (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, B.J. Promen, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT C. Douglas Corbin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 1st DAY OF October, 2004.

B.J. Promen - commissioned as B.J. Vaughn
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31 2005

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, B.J. Promen, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Ana P. Corbin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 1st DAY OF October, 2004.

B.J. Promen - commissioned as B.J. Vaughn
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31 2005

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 10:35 O'CLOCK A.M. ON THIS 12th DAY OF October, 2004, IN MAP BOOK 1, PAGE 2810.

TESTE: BRENDA S. HAMILTON
CLERK

Brenda S. Hamilton
DEPUTY CLERK

APPROVED: John R. McAden 10-8-04
ENGINEER, CITY OF ROANOKE DATE
John R. McAden 10-11-04
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN 002002

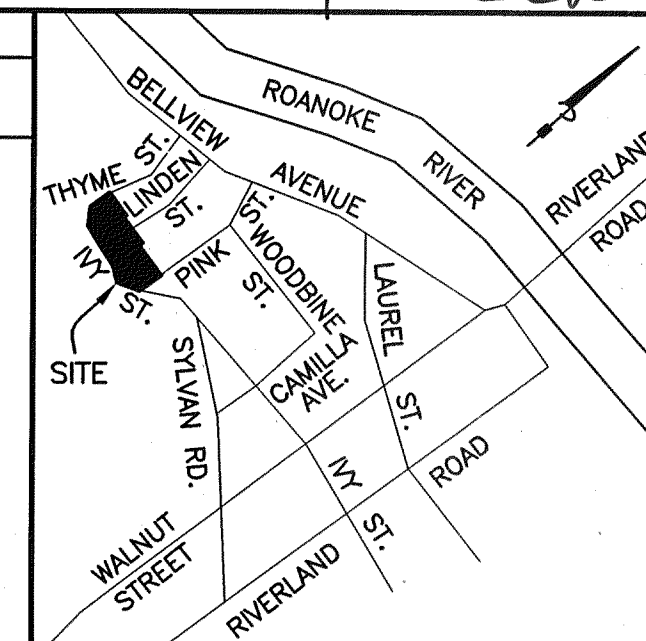
THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

NOTES:

- OWNERS OF RECORD: C. DOUGLAS CORBIN & ANA P. CORBIN
INSTRUMENT #030008385
TAX MAP #4041813, TAX MAP #4041711
TAX MAP #4041908, TAX MAP #4041910,
TAX MAP #4041909
- SEE CITY OF ROANOKE ORDINANCE NUMBER 36817-081604 IN WHICH PORTIONS OF THYME STREET, S.E., BOUNDED BY CORNERS 6 TO 7 TO 10 TO 4 TO 6, INCLUSIVE; LINDEN STREET, S.E., BOUNDED BY CORNERS 11 TO 12 TO 16 TO 19 TO 9 TO 11, INCLUSIVE; AND PINK STREET, S.E., BOUNDED BY CORNERS 13 TO 17 TO 18 TO 14 TO 13, INCLUSIVE, ARE PERMANENTLY VACATED, DISCONTINUED AND CLOSED, AT THEIR INTERSECTIONS WITH IVY STREET, S.E.. SAID ORDINANCE WAS ADOPTED BY THE COUNCIL OF THE CITY OF ROANOKE AT A MEETING HELD ON AUGUST 16, 2004.
- 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.
- PROPERTIES ARE CURRENTLY ZONED: RS-3
- UNDERGROUND UTILITY SERVICE LINES.

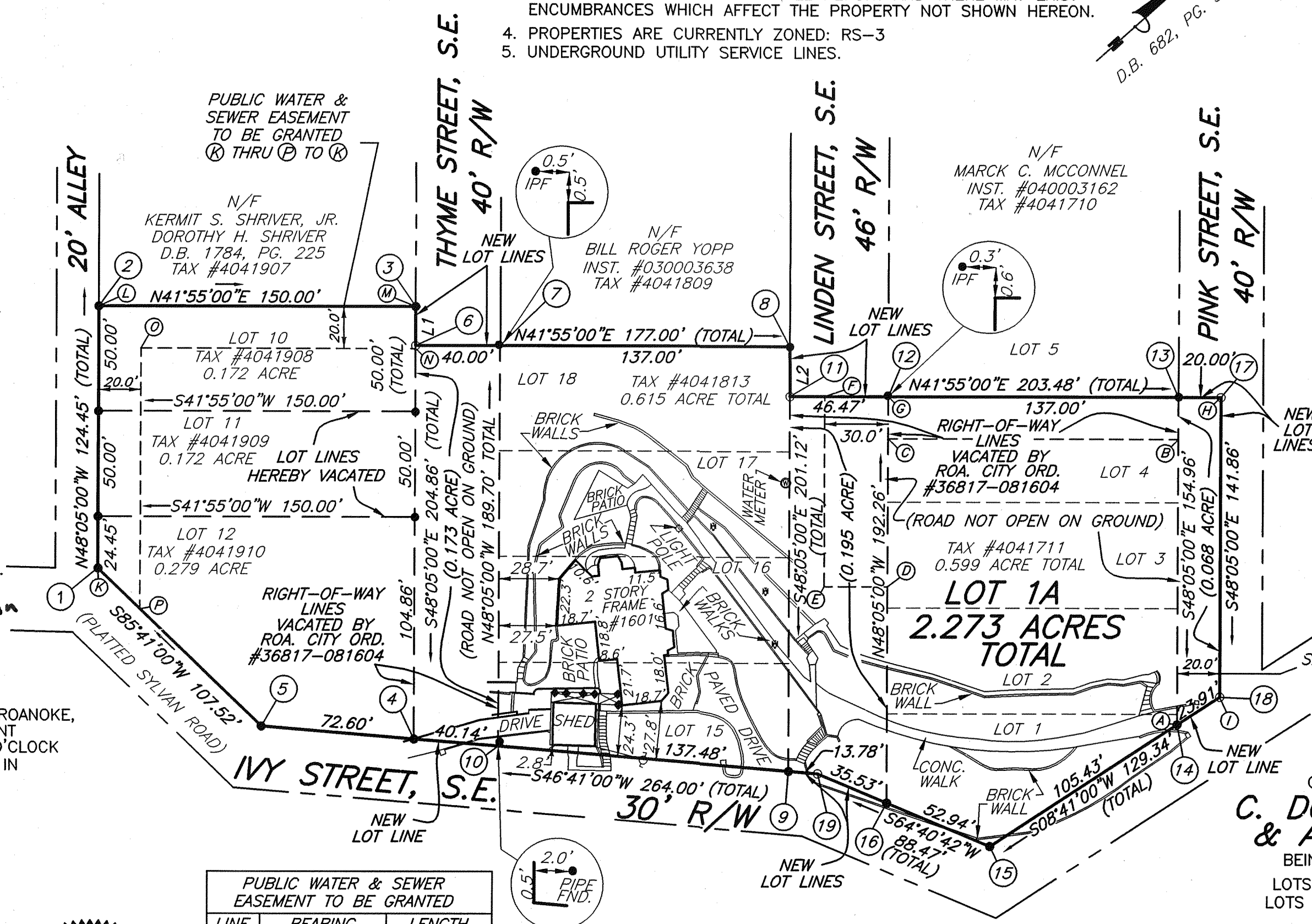
LEGEND

- - IRON PIN FOUND
- - IRON PIN SET



VICINITY MAP
NO SCALE

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	5000.0000	5000.0000
2	5083.1387	4907.3946
3	5194.7532	5007.5992
4	5057.8987	5160.0368
5	5008.0929	5107.2150
6	5182.3993	5021.3597
7	5212.1640	5048.0817
8	5314.1081	5139.6044
9	5179.7501	5289.2613
10	5085.4351	5189.2407
11	5298.2389	5157.2806
12	5332.8226	5188.3290
13	5434.7667	5279.8518
14	5331.2458	5395.1602
15	5227.0243	5379.2431
16	5204.3835	5331.3930
17	5449.6491	5293.2127
18	5354.8824	5398.7700
19	5189.2036	5299.2931
1	5000.0000	5000.0000



PUBLIC WATER & SEWER EASEMENT TO BE GRANTED		
LINE	BEARING	LENGTH
A-B	N48°05'00"W	135.00
B-C	S41°55'00"W	137.00
C-D	S48°05'00"E	70.00
D-E	S41°55'00"W	30.00
E-F	N48°05'00"W	90.00
F-G	N41°55'00"E	30.00
G-H	N41°55'00"E	157.00
H-I	S48°05'00"E	141.86
I-A	S08°41'00"W	23.91

PUBLIC WATER & SEWER EASEMENT TO BE GRANTED		
LINE	BEARING	LENGTH
K-L	N48°05'00"W	124.45
L-M	N41°55'00"E	150.00
M-N	S48°05'00"E	20.00
N-O	S41°55'00"W	130.00
O-P	S48°05'00"E	123.60
P-K	S85°41'00"W	27.7'

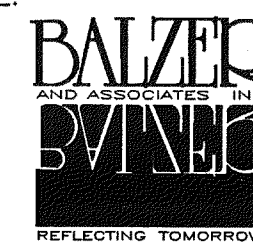
LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°05'00"E	18.49
L2	S48°05'00"E	23.75

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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



PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

COMBINATION PLAT FOR
C. DOUGLAS CORBIN & ANA P. CORBIN
BEING THE COMBINATION OF
LOTS 1 THRU 4 (0.599 ACRE)
LOTS 15 THRU 18 (0.615 ACRE)
BELLEVIEW TERRACE
DEED BOOK 329, PAGES 4 & 5
LOT 10 (0.172 ACRE), LOT 11 (0.172 ACRE) &
LOT 12 (0.279 ACRE)
MILL MOUNTAIN COURT, SECTION 8
DEED BOOK 682, PAGE 311
& PORTIONS OF THYME STREET, S.E. (0.173 ACRE)
LINDEN STREET, S.E. (0.195 ACRE)
PINK STREET, S.E. (0.068 ACRE)
CLOSED BY ORDINANCE No. 36817-081604
CREATING HEREON
LOT 1A (2.273 ACRES TOTAL)
SITUATED ON IVY STREET, S.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED MAY 2, 2003
JOB #R0410434.00
SCALE: 1"=50'
SHEET 1 OF 1

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE OF THE 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X (UNSHADED) SEE MAP #51161C0048 D (EFFECTIVE DATE: OCT. 15, 1993)

THE SUBDIVIDERS HEREBY DECLARE THAT THE COMBINED PARCEL SHOWN HEREON SHALL, FROM AND AFTER THE DATE OF THIS PLAT, BE SUBJECT TO THE RESTRICTION THAT IT SHALL NOT BE FUTHER SUBDIVIDED.