

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF A PARCEL OF LAND CONTAINING 25.414 ACRES, BEING A PORTION OF THE PROPERTY CONVEYED TO THE CITY OF ROANOKE, VIRGINIA BY ORDER OF THE COURT OF LAW AND CHANCERY FOR THE CITY OF ROANOKE DATED MARCH 18, 1938, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 254, PAGES 234 AND 235. BEING FURTHER DESCRIBED AS A PORTION OF "PARCEL B-22" CONVEYED TO THE ROANOKE WATER WORKS COMPANY, A VIRGINIA CORPORATION, BY DEED DATED AUGUST 28, 1936, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 240, PAGE 334, AND BOUNDED BY CORNERS 1 THROUGH 9, INCLUSIVE, TO 1, AS SHOWN HEREON.

THE SAID OWNER DOES HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER DOES BY VIRTUE OF RECORDATION OF THIS PLAT VEST IN THE CITY OF ROANOKE, VIRGINIA THOSE AREAS SHOWN ON THE PLAT SET APART FOR PUBLIC EASEMENTS.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

Darlene L. Burcham 7-16-04
DARLENE L. BURCHAM, CITY MANAGER, CITY OF ROANOKE, VIRGINIA / DATE

STATE OF VIRGINIA
City OF Roanoke
TO WIT:
I, Cecelia A. Freeman, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
DARLENE L. BURCHAM, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING
HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY
AFORESAID JURISDICTION ON THIS 16th DAY OF July, 2004.

MY COMMISSION EXPIRES Feb. 28, 2006
Cecelia A. Freeman
NOTARY PUBLIC

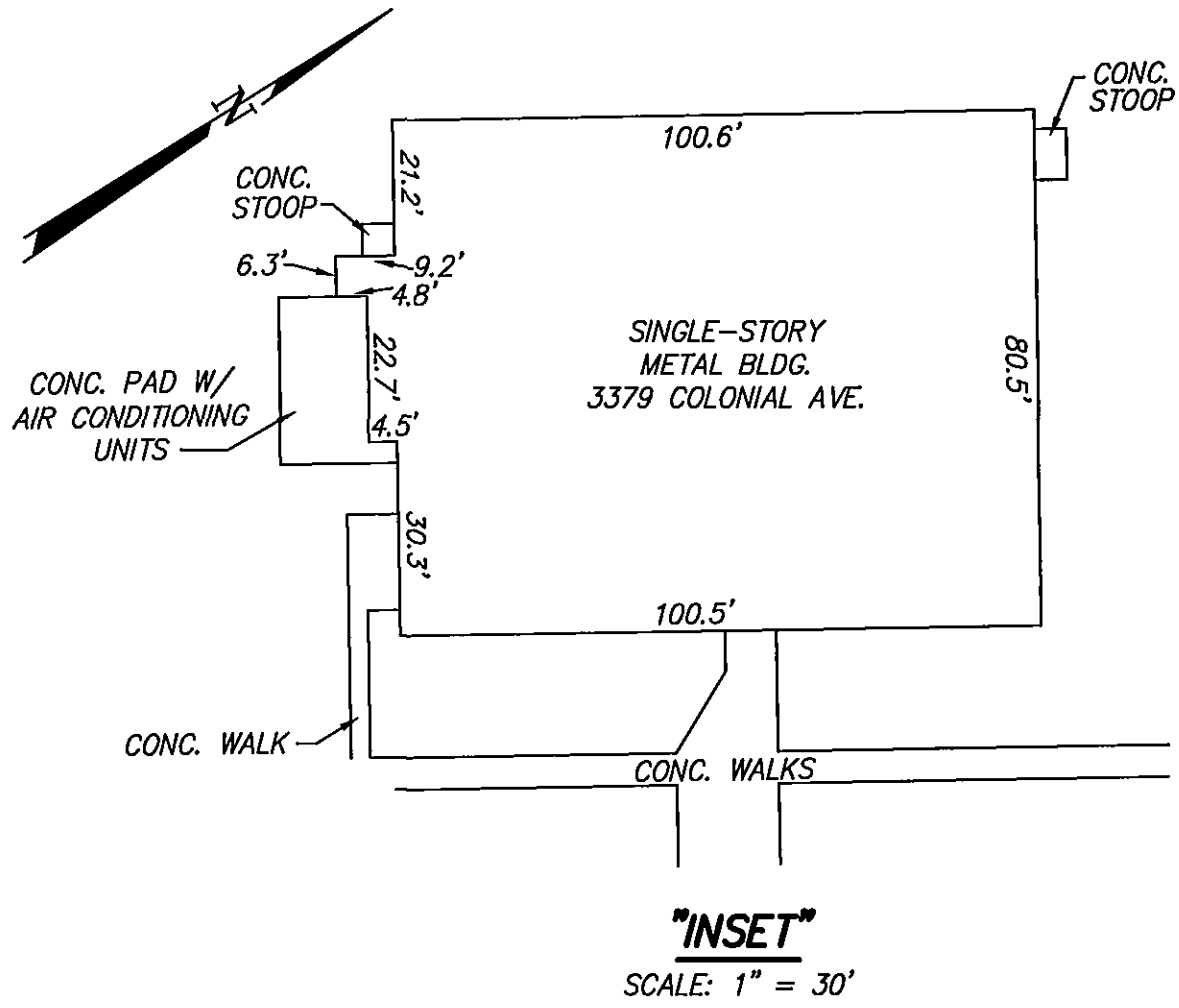
APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF INSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE . PRIVATE MATTERS SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY SHOWN HEREON ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OF PROPERTY.

APPROVED:
R. Brian Townsend 7-16-04
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
Thrup C. Saline 7-16-04
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:06 O'CLOCK A.M. ON THIS 28 DAY OF July, 2004.

TESTE: BRENDA S. HAMILTON
CLERK
BY: Lauri Bone
DEPUTY CLERK

- NOTES:
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY. AS SUCH, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
 2. THE SUBJECT PROPERTY LIES WITHIN ZONE "X UNSHADED" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 51161C0044 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 3. THE LOCATIONS OF UTILITIES SHOWN IS BASED ON AVAILABLE RECORDS AND EVIDENCE LOCATED ON THE GROUND. THE LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO ANY LAND DISTURBANCE OF THE SUBJECT PROPERTY.
 4. INFORMATION SHOWN HEREON FOR THE 25.414 ACRE "PARCEL B" (M.B. 1, PG. 2326) WAS TAKEN FROM THE REFERENCED RECORDED MAP BOOK. INFORMATION OBTAINED FROM A CURRENT FIELD SURVEY INCLUDES THE PERIMETER FENCE AROUND THE WATER TANKS, THE LOCATIONS OF THE GRAVEL DRIVES SERVING THE WATER TANKS, THE LOCATION OF THE EXISTING 16" PUBLIC WATERLINE, VERIFICATION OF MONUMENTATION, AND POINTS SHOWN HEREON AS "IPS".
 5. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING CITY OF ROANOKE TAX PARCEL 1570101, CREATING NEW "UTILITY LOT C-1" (1.672 ACRES) AND NEW "PARCEL B-1" (23.742 ACRES).
 6. NEW "UTILITY LOT C-1" (1.672 ACRES) BOUNDED BY CORNERS 13 TO 3 TO 4 TO 10 THROUGH 12 TO 13.
 7. NEW "PARCEL B-1" (23.742 ACRES) BOUNDED BY CORNERS 1 TO 2 TO 13 TO 12 TO 11 TO 10 TO 5 THROUGH 9 TO 1.
 8. THE NAMES AND LEGAL REFERENCES SHOWN HEREON FOR ADJOINING PROPERTY OWNERS ARE THOSE IN EFFECT AS OF THE DATE OF THIS PLAT, AND ARE SUBJECT TO CHANGE PRIOR TO RECORDATION.

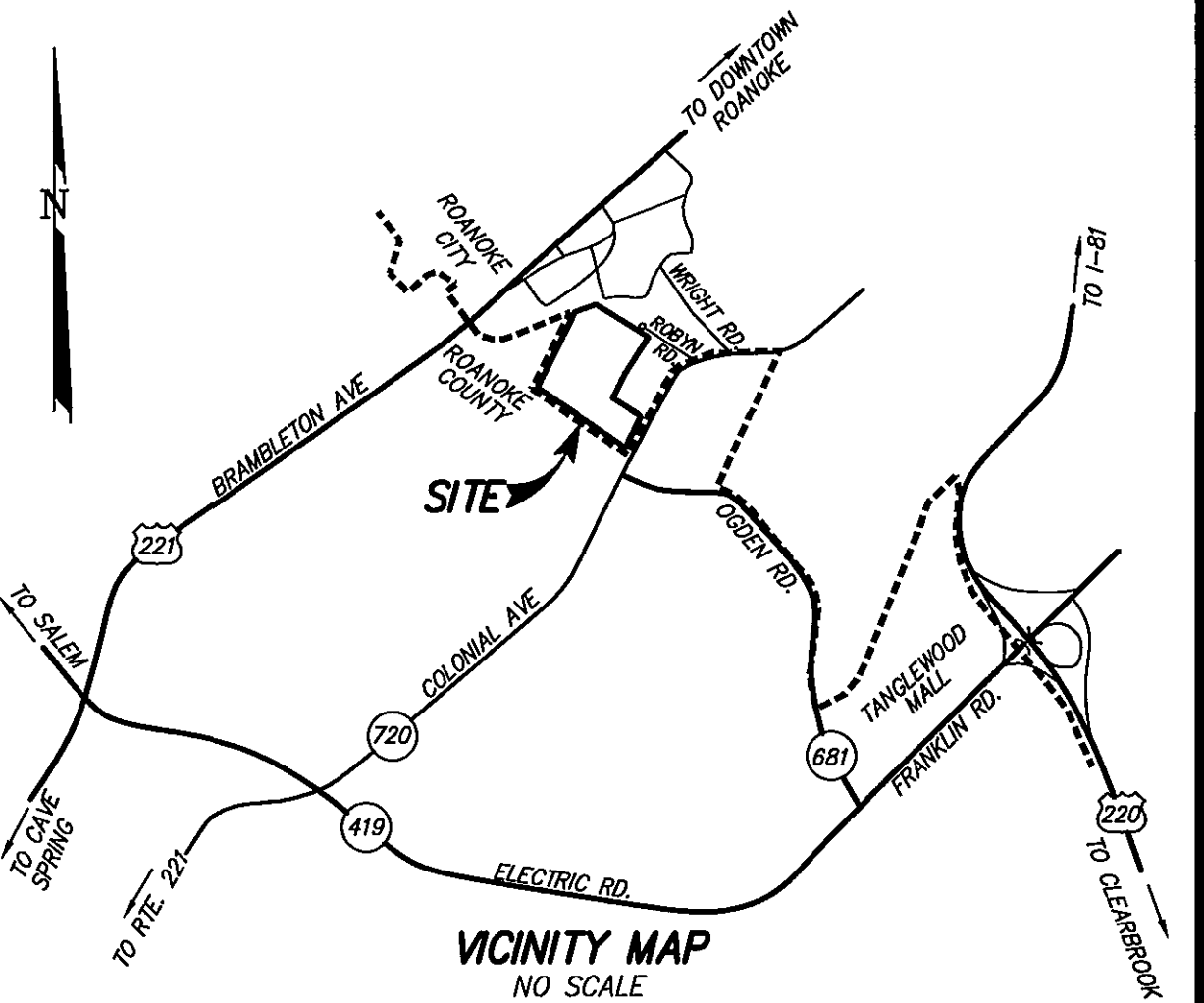
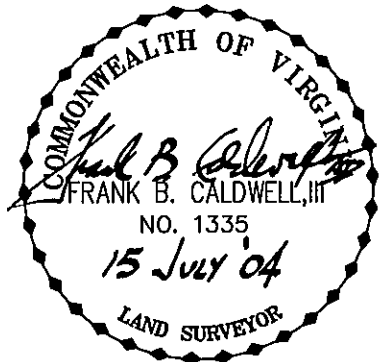


NEW 20' PUBLIC WATERLINE EASEMENT

1 TO A	N 44°55'27" W	259.36'
A TO B	N 47°31'56" W	76.86'
B TO C	N 54°39'28" W	86.94'
C TO D	N 50°02'29" W	371.20'
D TO E	N 45°04'54" W	100.17'
E TO F	N 33°36'32" W	64.75'
F TO G	N 27°32'45" W	90.15'
G TO H	N 01°16'59" E	76.48'
H TO J	N 33°11'32" E	96.70'
J TO K	N 23°58'38" E	131.74'
K TO L	N 30°47'13" E	66.09'
L TO M	N 37°06'40" E	58.01'
M TO N	N 32°50'30" E	146.26'
N TO P	S 58°21'15" E	20.00'
P TO Q	S 32°50'30" W	147.42'
Q TO R	S 37°06'40" W	57.65'
R TO S	S 30°47'13" W	63.80'
S TO T	S 23°58'38" W	132.16'
T TO U	S 33°11'32" W	92.59'
U TO V	S 01°16'59" W	65.62'
V TO W	S 27°32'45" E	83.95'
W TO X	S 33°36'32" E	61.69'
X TO Y	S 45°04'54" E	97.29'
Y TO Z	S 50°02'29" E	369.53'
Z TO AA	S 54°39'28" E	87.38'
AA TO BB	S 47°31'56" E	78.56'
BB TO CC	S 44°55'27" E	254.98'
CC TO 1	S 31°28'29" W	20.58'

LEGEND & ABBREVIATIONS

C.L. FENCE	CHAIN-LINK FENCE
CONC.	CONCRETE
EXIST.	EXISTING
FND.	FOUND
IPF	IRON PIN FOUND
IPS	IRON PIN SET
LT.	LEFT
RT.	RIGHT
TRANS.	TRANSFORMER
TYP.	TYPICAL
W	UTILITY POLE
—OHT&E—	OVERHEAD TELEPHONE & ELECTRIC LINES
— — —	PROPERTY LINE
— W —	WATERLINE



BOUNDARY COORDINATES

ORIGINAL BOUNDARY (25.414 ACRES)		
CORNER	NORTHING	EASTING
1	N 5000.0000	E 5000.0000
2	N 5772.0906	E 4058.7955
3	N 6584.1869	E 4559.2964
4	N 6619.6566	E 4698.5398
5	N 6647.1355	E 4805.6409
6	N 6226.5944	E 5365.4098
7	N 5833.2677	E 5058.6923
8	N 5575.9908	E 4901.1889
9	N 5340.4191	E 5208.4077
1	N 4999.9958	E 5000.0025

BOUNDARY COORDINATES

NEW "PARCEL B-1" (23.742 ACRES)		
CORNER	NORTHING	EASTING
1	N 5000.0000	E 5000.0000
2	N 5772.0906	E 4058.7955
13	N 6308.4313	E 4389.3463
12	N 6215.7279	E 4539.7638
11	N 6608.1637	E 4781.6248
10	N 6638.8862	E 4773.6926
5	N 6647.1359	E 4805.6448
6	N 6226.5948	E 5365.4137
7	N 5833.2681	E 5058.6963
8	N 5575.9911	E 4901.1929
9	N 5340.4195	E 5208.4116
1	N 4999.9962	E 5000.0065

BOUNDARY COORDINATES

NEW "UTILITY LOT C-1" (1.672 ACRES)		
CORNER	NORTHING	EASTING
13	N 6308.4313	E 4389.3463
3	N 6584.1869	E 4559.2964
4	N 6619.6566	E 4698.5398
10	N 6638.8858	E 4773.6886
11	N 6608.1633	E 4781.6208
12	N 6215.7276	E 4539.7598
13	N 6308.4310	E 4389.3423

COORDINATES SHOWN ARE BASED ON AN ASSUMED ORIGIN, AND ARE VALID ONLY FOR THE SUBJECT SITE.

RESUBDIVISION FROM RECORDS AND PARTIAL FIELD SURVEY
OF A
25.414 ACRE PARCEL (PARCEL B, M.B. 1, PG. 2326)
FOR
THE CITY OF ROANOKE, VIRGINIA

SHOWING THE CREATION OF
"PARCEL B-1" (23.742 ACRES),
AND
"UTILITY LOT C-1" (1.672 ACRES),
SITUATE COLONIAL AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W.
P.O. BOX 6260
ROANOKE, VIRGINIA 24017-0260
(540) 366-3400
FAX: (540) 366-8702

Calculated: C.L. White
Drawn: C.L. White
Checked: F.B. Caldwell, III
Date: June 16, 2004
Revised: June 28, 2004

SHEET 1 OF 2

Scale: 1" = 100'
Tax Parcel: 1570101
Field Book: Carilion #2
W.O. No.: 04-0067