

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 2, 3, 5, 7 TO 2, CONTAINING 0.5033 ACRE AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 30, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1799, PAGE 439.

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 1, 2, 8, 9 TO 1, CONTAINING 0.4440 ACRE AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 3, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1794, PAGE 17.

BY VIRTUE OF THE RECORDATION OF THIS PLAT, THE SAID OWNER DOES HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA THE AREA SHOWN HEREON SET APART FOR STREET WIDENING.

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

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER;

Darlene L. Burcham 7-16-04
CITY OF ROANOKE, VIRGINIA—DARLENE L. BURCHAM, CITY MANAGER DATE
(D.B. 1799, PG. 439 & D.B. 1794, PG. 17)

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

APPROVED:

R. Brian Townsend 7-16-04
AGENT, ROANOKE/CITY PLANNING COMMISSION DATE

Thrup B. Davis 7-16-04
CITY ENGINEER, 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 ANNEXED IS ADMITTED TO RECORD ON

July 28 2004, AT 9:37 O'CLOCK
A.M.

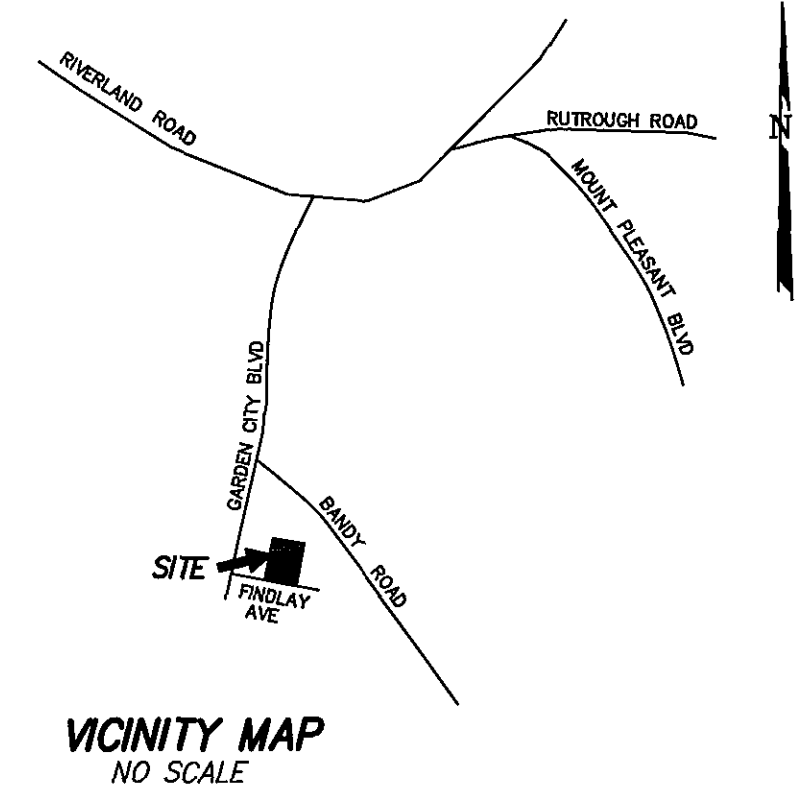
TESTE: BRENDA HAMILTON

Brenda Hamilton
DEPUTY CLERK

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0048 D, EFFECTIVE DATE OCTOBER 15, 1993.
3. REFERENCE: SUBDIVISION FOR KATHERINE D. LEONARD BY T. P. PARKER & SON DATED JUNE 5, 1997 RECORDED IN M.B. 1, PG. 1698.
4. REFERENCE OF PROPERTY CONVEYANCE:
* D.B. 1799, PG. 439 BEING TAX PARCEL 4260505 CONVEYED TO CITY OF ROANOKE, VIRGINIA
* D.B. 1794, PG. 17 BEING TAX PARCEL 4260504 CONVEYED TO CITY OF ROANOKE, VIRGINIA
5. TAX PARCEL 4260504 HAS BEEN PLOTTED FROM RECORDED DOCUMENTS.
6. UTILITY LOT 2A-1 IS UNINHABITABLE FOR RESIDENTIAL USE AND IS TO BE USED FOR UTILITY PURPOSES ONLY.
7. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

COORDINATE LIST (ASSUMED DATUM)		
1	N 5000.0000	E 5000.0000
2	N 4932.0181	E 5095.8369
3	N 4862.6752	E 5193.7734
4	N 4802.6890	E 5151.3009
5	N 4713.5668	E 5088.1988
6	N 4782.9097	E 4990.2623
7	N 4791.0711	E 4996.0409
8	N 4852.6888	E 4909.1760
1	N 5000.0002	E 5000.0005
9	N 4782.0565	E 5008.7726
10	N 4863.0174	E 5066.0961
11	N 4721.7282	E 5093.9774



RESUBDIVISION PLAT
FOR

CITY OF ROANOKE, VIRGINIA

SHOWING THE RESUBDIVISION OF LOT 2 (0.5033 ACRE) OF THE G. L. POAGE SURVEY (SEPTEMBER 13, 1924) BEING A PORTION OF TRACT 2 OF THE JOHN GARNAND SURVEY (P.B. 1, PG. 224), 0.4440 ACRE (D.B. 1794, PG. 17) AND 0.0276 ACRE BEING DEDICATED TO THE CITY OF ROANOKE FOR STREET WIDENING CREATING HEREON

LOT 2A - 0.6820 ACRE
UTILITY LOT 2A-1 - 0.2377 ACRE

SITUATE FINDLAY AVENUE, S.E.
CITY OF ROANOKE, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 8880
ROANOKE, VIRGINIA 24017
(540) 366-3400 FAX: (540) 366-8702

TAX NO.: 4260505

DRAWN: JW

CALC.: JW CHK'D.: FBC, III

CLOSED: JW

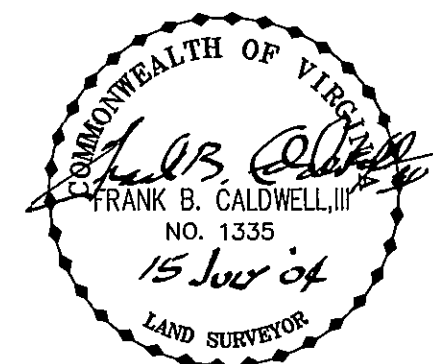
SHEET 1 OF 2

SCALE: 1"= 20'

DATE: JUNE 1, 2004

N.B.: CITY OF ROANOKE 2

W.O.: 04-0060



THIS IS A ORIGINAL SIZE DRAWING
THAT HAS NOT BEEN REDUCED