

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROANOKE REDEVELOPMENT & HOUSING AUTHORITY AND STEPPING STONE LIMITED PARTNERSHIP ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS ① TO ⑩ TO ① INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNERS BY THE DEEDS RECORDED IN INSTRUMENT #'S 040012274 AND 030022266 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA

THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DO HEREBY VACATE EASEMENTS OR PORTIONS OF EASEMENTS AS SHOWN HEREON.

THE OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DO HEREBY GRANT TO THE WESTERN VA WATER AUTHORITY THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

IN WITNESS WHEREOF, IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 10th DAY OF JAN, 2005.

JOHN BAKER, EXECUTIVE DIRECTOR  
ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

DATE 1/10/05

BEN J. FINK, MANAGER  
STEPPING STONE LIMITED PARTNERSHIP

DATE 1/10/05

STATE OF VIRGINIA

City of Roanoke

I, Stephanie W. Wadkins NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT JOHN BAKER, EXECUTIVE DIRECTOR ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED Jan 10, 2005 DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Jan 10, 2005

MY COMMISSION EXPIRES 8/31, 2006

Stephanie W. Wadkins  
NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

I, Stephanie W. Wadkins NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT BEN J. FINK, MANAGER STEPPING STONE LIMITED PARTNERSHIP

OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED Jan 10, 2005 DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Jan 10, 2005

MY COMMISSION EXPIRES 8/31, 2006

Stephanie W. Wadkins  
NOTARY PUBLIC

#### NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE. FEMA FLOOD ZONE: "X" #51161C0046D, OCT. 15, 1993
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
5. LEGAL REFERENCE: MB 1 PG 2735
6. LOTS ARE ACCORDING TO A RE-SUBDIVISION PLAT RECORDED IN THE CLERK'S OFFICE OF THE THE CIRCUIT COURT OF THE CITY OF ROANOKE AS SHOWN ON MAP BOOK 1 PAGE 2735 AND PLACED ON RECORD MAY 27, 2004.
7. THE RECORDATION OF THIS PLAT OF SURVEY DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, 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 CIRCUIT COURT OF THE CITY OF ROANOKE.

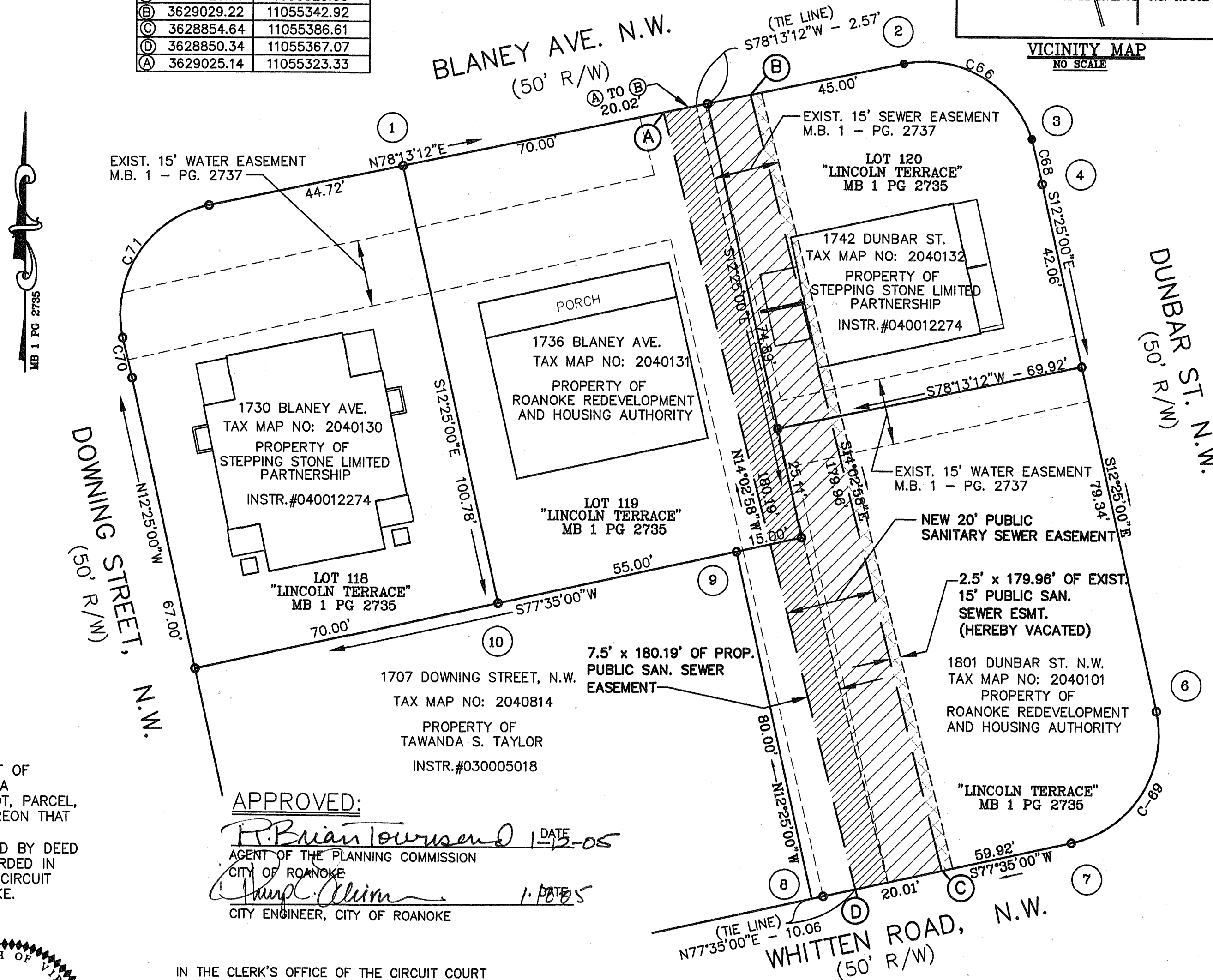
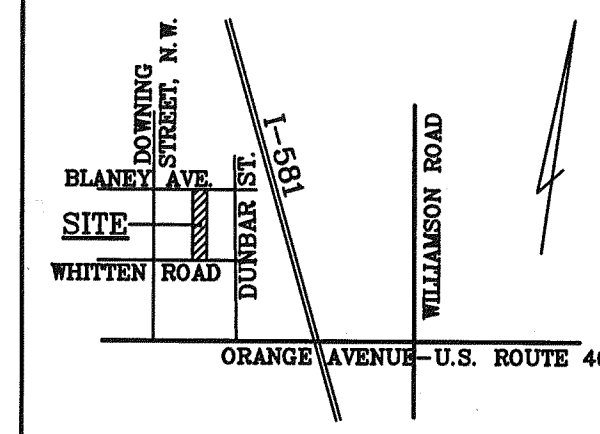
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD(D)	CHORD(B)
C66	36.66	25.00	22.51	84°00'37"	33.46	S59°46'30"E
C68	10.43	499.05	5.22	1°11'52"	10.43	S13°00'56"E
C70	9.27	289.44	4.64	1°50'08"	9.27	N13°20'04"W
C71	39.65	25.13	25.30	90°23'14"	35.66	N33°03'51"E
C69	39.27	25.00	25.00	90°00'00"	35.36	S32°35'00"W

#### SEWER EASEMENT COORDINATES

	NORTHING	EASTING
(A)	3629025.14	11055323.33
(B)	3629029.22	11055342.92
(C)	3628854.64	11055386.61
(D)	3628850.34	11055367.07
(A)	3629025.14	11055323.33

#### LEGEND

— SURVEYED PROPERTY LINE  
— DEED LINE  
• SET REBAR  
• EXISTING IRON FOUND



APPROVED:

R. Brian Townsend 1-13-05  
AGENT OF THE PLANNING COMMISSION  
CITY OF ROANOKE  
Theresa Quinn 1-13-05  
CITY ENGINEER, CITY OF ROANOKE

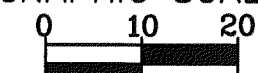
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 21 DAY OF Jan, 2005, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED TO RECORD AT 11:23 O'CLOCK P.M.

TESTEE: Kathy S. Colladay CLERK  
BRENDA S. HAMILTON

DATE: 1-9-04

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

PLAT OF SURVEY FOR THE  
ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
VACATING A 2.5' x 179.96' PORTION OF EXISTING  
15' SAN. SEWER EASEMENT AND CREATING HEREON A  
7.5' X 180.19' PORTION OF A PUBLIC SANITARY SEWER EASEMENT  
FOR A TOTAL SAN. SEWER EASEMENT WIDTH OF 20'.

SITUATED ON BLANEY AVE., AND DUNBAR STREET, N.W.  
CITY OF ROANOKE, VIRGINIA

11/18/2004  
REV. 12/29/2004

COMM. 2794

M.B. 1 PG. 2840



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Surveying  
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