

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE WESTERN VIRGINIA WATER AUTHORITY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE VACATED AND COMBINED BOUNDED BY OUTSIDE CORNERS 1 THRU 82 TO 1, INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA. (SEE LEGAL REFERENCE CHART BELOW)

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA (1950), AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, 1.8248 ACRES OF THIS SUBDIVISION FOR PUBLIC STREET PURPOSES.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES VACATE LOTS 1-18, BLOCK 1; LOTS 1-2 & 12-19, BLOCK 2, LOTS 1-32, BLOCK 4 AND LOTS 1-8 & 14-21, BLOCK 5 OF EASTOVER PLACE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 23 DAY OF March 2005.

BY: Michael McEvoy
MICHAEL McEVoy
WESTERN VIRGINIA WATER AUTHORITY, OWNER

STATE OF VIRGINIA

City of Roanoke
I, Jean M. Thompson, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT MICHAEL McEVoy, FOR THE WESTERN VIRGINIA WATER AUTHORITY, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON March 23, 2005. MY COMMISSION EXPIRES ON 6-30-06
Jean M. Thompson
NOTARY PUBLIC

LEGAL REFERENCE CHART

TAX #4330301 58.1958 AC. INSTRUMENT #040011051
TAX #4330302 33.0943 AC. INSTRUMENT #200412335 (ROANOKE COUNTY)
VACATED EASTOVER PLACE BLOCK'S 1, 2, 4 & 5 LOTS SEE TABLE SHEET 2 OF 5
VACATED ALLEY AND PORTION OF UNDERHILL AVE., S.E. ORDINANCE #212036
VACATED STREET, ALLEYS 2.7858 AC. ORDINANCE #36978-022205

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	198.01'	100.43'	51.32'	99.36'	N 86°24'53" W	29°03'38"
C2	144.41'	15.39'	7.70'	15.38'	S 82°06'30" W	6°06'24"
C3	280.00'	111.45'	56.42'	110.76'	N 82°28'57" W	22°01'09"
C4	863.51'	80.00'	40.03'	79.97'	N 19°47'48" W	5°16'30"
C5	863.51'	89.94'	45.01'	89.90'	N 26°58'29" W	5°58'05"
C6	863.51'	18.06'	8.03'	18.06'	N 30°29'29" W	1°03'56"
C7	863.51'	166.62'	83.57'	166.36'	N 36°33'07" W	11°03'20"
C8	863.51'	272.62'	137.45'	271.49'	N 33°02'07" W	18°05'20"
C9	290.00'	95.48'	48.18'	95.05'	N 77°04'32" E	18°51'54"
C10	290.00'	206.93'	108.09'	202.57'	S 88°05'08" W	40°53'03"
C11	230.00'	220.93'	119.82'	212.54'	N 84°50'19" W	55°02'13"
C12	43.00'	76.56'	53.12'	66.84'	S 16°38'02" E	102°01'08"
C13	230.00'	123.62'	63.34'	122.14'	S 49°46'24" E	30°47'45"

ABBREVIATIONS

D.B. DEED BOOK
M.B. MAP BOOK
PG. PAGE
INST. INSTRUMENT
AC. ACRES
EX. EXISTING
IP IRON PIN
IPIPI IRON PIPE
R/W RIGHT-OF-WAY
X-X-X FENCE LINES

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- A PORTION OF THE PROPERTY SHOWN HEREON DOES FALL WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #5101900046 D, MAP #51161C0046 D, DATED OCTOBER 15, 1993.
- THE INTENT OF THIS PLAT IS TO VACATE PORTIONS OF UNDERHILL AVE., S.E., BROWNLEE AVE., S.E., BENNINGTON STREET, S.E. AND PORTIONS OF THE ALLEYS AS LOCATED IN EASTOVER PLACE, INC., (D.B. 307, PG. 109) BLOCKS 1, 2 & 5, ALONG WITH VACATING ALL OF KINDRED STREET, S.E. AND LOTS 1-18, BLOCK 1; LOTS 1-2, 12-19, BLOCK 2, LOTS 1-32, BLOCK 4 AND LOTS 1-8, 14-21, BLOCK 5 OF EASTOVER PLACE, INC., THENCE COMBINING ALL OF SAID VACATED STREETS, ALLEY AND LOTS WITH VARIOUS PARCELS OF LAND CURRENTLY OWNED BY THE WESTERN VIRGINIA WATER AUTHORITY, VIRGINIA AND DEDICATING 1.8248 ACRES FOR THE RE-ALIGNMENT OF BROWNLEE & CARLISLE AVENUES, S.E. TO CREATE LOT A-1 (105.5979 ACRES) & LOT A-2 (1.2757 AC.).
- SEE SHEET 2 OF 5 FOR THE VACATION OF STREETS, ALLEYS AND LOT LINES.
- SEE SHEET 3 OF 5 FOR THE DEDICATION OF 1.8248 ACRES FOR PUBLIC STREET PURPOSES.
- SEE SHEETS 4 & 5 FOR THE COMBINATION OF VARIOUS PARCELS OF LAND CREATING LOT A-1 (105.5979 AC.) & LOT A-2 (1.2757 AC.).
- ALL EXISTING STRUCTURES SHOWN ON THE VACATED LOTS ARE TO BE DEMOLISHED.
- IRON PIN CORNERS WITH YELLOW LAPC CAPS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED. (SEE SHEETS 4 & 5)

VIRGINIA STATE PLANE BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	3623022.19154	11071075.21000
2	3622941.30791	11071051.91523
3	3623121.28220	11071018.77527
4	3623095.68800	11070964.50800
5	3623371.63606	11070812.59465
6	3623499.68959	11070856.89525
7	3623583.73105	11070995.39086
8	3623625.17354	11071310.17455
9	3623564.29838	11071314.69844
10	3623721.99992	11072290.16656
11	3623714.76440	11072470.32132
12	3623690.23394	11072739.00384
13	3623568.34276	11073126.01576
14	3623532.39699	11073275.91596
15	3623437.69877	11073498.29208
16	3623364.23543	11073721.51425
17	3623347.41158	11074047.59901
18	3623344.39454	11074131.01447
19	3623302.55011	11074393.09500
20	3623043.52061	11075067.13664
21	3623006.48482	11075218.43509
22	3622354.18097	11075204.52730
23	3622406.92013	11075041.12757
24	3622213.82866	11074978.80506
25	3622221.84643	11074927.43702
26	3622509.96581	11074843.84740
27	3622468.17089	11074699.78771
28	3622247.27947	11074763.87309
29	3622236.16347	11074835.09079
30	3622013.79899	11074763.32008
31	3622103.27976	11074485.38931
32	3621963.89186	11074440.17256
33	3621990.12236	11074359.99395
34	3621986.33562	11074260.82929
35	3621989.31241	11074121.09179
36	3621967.20015	11074105.85333
37	3621976.47897	11074075.62972
38	3622197.94289	11074155.72339
39	3622372.89482	11074014.24256
40	3622425.57050	11074080.95293
41	3622503.32691	11074018.07256
42	3622450.65123	11073951.36220
43	3622744.64822	11073713.61154
44	3622644.66637	11073656.18576
45	3622402.05015	11073554.40669
46	3622366.50767	11073551.77199
47	3622223.59870	11073487.98111
48	3622229.91851	11073480.75478
49	3622306.35637	11073343.82499
50	3622152.71383	11073239.95958
51	3622671.78794	11072465.06137
52	3622395.95458	11072280.29135
53	3622438.64890	11072216.55527
54	3622453.14017	11072106.74284
55	3622326.70178	11072294.28493
56	3622197.00685	11072207.02000
57	3622323.78755	11071981.60405
58	3622317.58068	11071946.51285
59	3622321.45772	11071939.00786
60	3622135.61525	11071874.09424
61	3622168.61836	11071779.69723
62	3622180.66317	11071741.99136
63	3622221.21786	11071624.87587
64	3622224.79671	11071626.09880
65	3622227.38353	11071618.52857
66	3622223.63582	11071617.31622
67	3622246.10649	11071553.00149
68	3622266.35438	11071560.01292
69	3622275.62506	11071534.14261
70	3622279.80797	11071532.91407
71	3622355.05403	11071505.82876
72	3622382.54116	11071515.82566
73	3622392.38657	11071511.40079
74	3622388.23158	11071502.30486
75	3622376.38276	11071496.67810
76	3622603.98183	11071348.67433
77	3622683.79901	11071311.96240
78	3622688.70921	11071269.84622
79	3622708.14349	11071261.48986
80	3622973.76453	11071137.34598
81	3623011.06387	11071112.17140
82	3623025.25722	11071085.17512
1	3623022.19154	11071075.21000

TOTAL AREA = 108.6984 AC.
ALL COORDINATES ARE SURFACE VALUES BASED ON NAD 83 DATUM(SOUTH ZONE)

TOTAL AREA(108.6984 AC.) BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
1-2	S 16°04'00" W	84.17'
2-3	N 10°26'00" W	183.00'
3-4	S 64°45'00" W	60.00'
4-5	N 28°50'00" W	315.00'
5-6	N 19°05'00" E	135.50'
6-7	N 58°45'00" E	162.00'
7-8	N 82°30'00" E	317.50'
8-9	S 04°15'00" E	61.04'
9-10	N 80°49'00" E	988.13'
10-11	S 87°42'00" E	180.30'
11-12	S 84°47'00" E	269.80'
12-13	S 75°15'00" E	400.20'
13-14	S 69°32'00" E	160.00'
14-15	S 66°56'00" E	241.70'
15-16	S 71°47'00" E	235.00'
16-17	S 87°02'48" E	326.52'
17-18	S 87°55'43" E	83.47'
18-19	S 80°55'43" E	285.40'
19-20	S 68°58'43" E	722.10'
20-21	S 76°14'43" E	155.77'
21-22	S 01°13'17" W	652.45'
22-23	N 72°06'43" W	171.70'
23-24	S 17°53'17" W	202.90'
24-25	N 81°07'43" W	51.99'
25-26	N 16°10'43" W	300.00'
26-27	S 73°49'17" W	150.00'
27-28	S 16°10'43" E	230.00'
28-29	S 81°07'43" E	72.08'
29-30	S 17°53'17" W	233.66'
30-31	N 72°09'14" W	291.98'
31-32	S 17°58'22" W	146.54'
32-33	N 71°53'04" W	84.36'
33-34	N 86°24'53" W	99.36' CHD.
34-35	S 79°03'18" W	142.33'
35-36	S 82°06'30" W	15.38' CHD.
36-37	N 72°56'00" W	31.62'
37-38	N 19°52'58" E	235.50'
38-39	N 38°57'43" W	225.00'
39-40	N 51°42'17" E	85.00'
40-41	N 38°57'43" W	100.00'
41-42	S 51°42'17" W	85.00'
42-43	N 38°57'43" W	378.10'
43-44	S 29°52'17" W	115.30'
44-45	S 22°45'30" W	263.10'
45-46	S 04°14'22" W	35.64'
46-47	S 24°03'17" W	156.50'
47-48	N 48°49'43" W	9.60'
48-49	N 60°49'43" W	156.82'
49-50	S 34°03'34" W	185.46'
50-51	N 56°11'00" W	932.69'
51-52	S 33°49'00" W	332.00'
52-53	N 56°11'00" W	76.71'
53-54	N 82°28'57" W	110.76' CHD.
54-55	S 56°00'46" E	226.18'
55-56	S 33°56'04" W	156.32'
56-57	N 62°40'46" W	276.23'
57-58	S 67°38'35" W	16.32'
58-59	N 62°40'46" W	8.45'
59-60	S 19°15'14" W	196.85'
60-61	N 70°43'46" W	100.00'
61-62	N 72°17'04" W	39.58'
62-63	N 70°54'00" W	123.94'
63-64	N 18°31'57" E	3.78'
64-65	N 71°08'03" W	8.00'
65-66	S 18°51'57" W	3.75'
66-67	N 70°54'00" W	68.06'
67-68	N 19°06'00" E	21.43'
68-69	N 69°53'35" W	27.55'
69-70	N 17°08'33" W	4.17'
70-71	N 19°47'48" W	79.97' CHD.
71-72	N 19°59'10" E	29.25'
72-73	N 24°12'03" W	10.79'
73-74	S 65°26'57" W	10.00'
74-75	S 25°24'07" W	13.12'
75-76	N 33°02'07" W	271.49' CHD.
76-77	N 24°42'00" W	87.86'
77-78	N 83°21'00" W	42.40'
78-79	N 23°16'00" W	21.15'
79-80	N 25°03'00" W	293.20'
80-81	N 34°01'00" W	45.00'
81-82	N 62°16'00" W	30.50'
82-1	S 72°54'00" W	10.43'

LOT A-1(105.5979 AC.) BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
1-2	S 16°04'00" W	84.17'
2-3	N 10°26'00" W	183.00'
3-4	S 64°45'00" W	60.00'
4-5	N 28°50'00" W	315.00'
5-6	N 19°05'00" E	135.50'
6-7	N 58°45'00" E	162.00'
7-8	N 82°30'00" E	317.50'
8-9	S 04°15'00" E	61.04'
9-10	N 80°49'00" E	988.13'
10-11	S 87°42'00" E	180.30'
11-12	S 84°47'00" E	269.80'
12-13	S 75°15'00" E	400.20'
13-14	S 69°32'00" E	160.00'
14-15	S 66°56'00" E	241.70'
15-16	S 71°47'00" E	235.00'
16-17	S 87°02'48" E	326.52'
17-18	S 87°55'43" E	83.47'
18-19	S 80°55'43" E	285.40'
19-20	S 68°58'43" E	722.10'
20-21	S 76°14'43" E	155.77'
21-22	S 01°13'17" W	652.45'
22-23	N 72°06'43" W	171.70'
23-24	S 17°53'17" W	202.90'
24-25	N 81°07'43" W	51.99'
25-26	N 16°10'43" W	300.00'
26-27	S 73°49'17" W	150.00'
27-28	S 16°10'43" E	230.00'
28-29	S 81°07'43" E	72.08'
29-30	S 17°53'17" W	233.66'
30-31	N 72°09'14" W	291.98'
31-32	S 17°58'22" W	146.54'
32-33	N 71°53'04" W	84.36'
33-34	N 86°24'53" W	99.36' CHD
34-35	S 79°03'18" W	142.33'
35-36	S 82°06'30" W	15.38' CHD
36-37	N 72°56'00" W	31.62'
37-38	N 19°52'58" E	235.50'
38-39	N 38°57'43" W	228.00'
39-40	N 51°42'17" E	85.00'
40-41	N 38°57'43" W	100.00'
41-42	N 31°42'17" W	85.00'
42-43	N 38°57'43" W	378.10'
43-44	S 29°52'17" W	115.30'
44-45	S 22°45'30" W	263.10'
45-46	S 04°14'22" W	35.64'
46-47	S 24°03'17" W	158.50'
47-48	S 46°49'43" W	9.60'
48-49	N 60°49'43" W	156.82'
49-50	S 34°03'34" W	185.46'
50-51	N 56°11'00" W	932.69'
51-52	S 33°49'00" W	332.00'
52-53	N 56°11'00" W	76.71'
53-R6	S 88°05'06" W	202.57'CHD
R6-R5	S 67°38'35" W	283.67'
R5-R4	N 53°16'09" W	49.06'
R4-R3	S 56°42'59" W	98.65'
R3-R2	N 33°17'01" W	322.28'
R2-R1	N 40°13'11" W	143.47'
R1-78	N 83°21'00" W	91.23'
78-79	N 23°16'00" W	21.15'
79-80	N 25°03'00" W	293.20'
80-81	N 34°01'00" W	45.00'
81-82	N 62°16'00" W	30.50'
82-1	S 72°54'00" W	10.43'