

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 11 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED AUGUST 28, 1936, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN DEED BOOK 240 AT PAGE 334; AND BY DEED OF RECORD, DATED JANUARY 20, 1938, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN DEED BOOK 254 AT PAGE 234. SAID DEEDS BEING THE LAST INSTRUMENTS IN THE CHAIN OF TITLE TO SAID PROPERTY.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

FOR THE CITY OF ROANOKE, VIRGINIA:

Darlene L. Burcham
DARLENE L. BURCHAM, CITY MANAGER

6-2-05

DATE

NOTARY'S STATEMENT:

STATE OF: Virginia

CITY/COUNTY OF: Roanoke

TO WIT:

I, Cecilia A. Freeman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT Darlene L. Burcham

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE OF June 2, 2005, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND ON THIS 2nd DAY OF June.

Cecilia A. Freeman
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb. 28, 2005

APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR RECORDATION.

R. Brian Townsend 6-2-05
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Paul S. Davis 6/2/05
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

Ralph O. Clements 03/28/05
RALPH O. CLEMENTS, L.S. #1864 DATE

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 1:32 O'CLOCK P.M. ON THIS 3 DAY OF June, 2005.

TESTE: BRENDA S. HAMILTON
CLERK

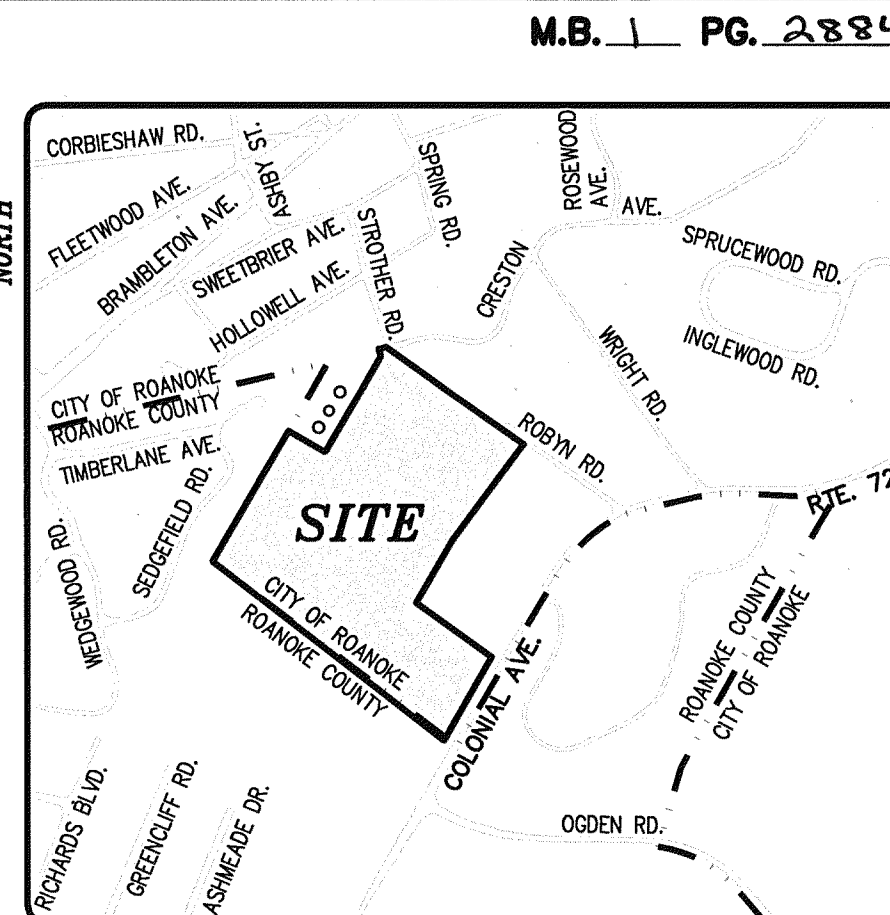
BY: *Kathleen G. Coladay*
DEPUTY CLERK

ABBREVIATIONS:

AVE.=AVENUE
@=AT
BLDG.=BUILDING
BLVD.=BOULEVARD
C.L.F.=CHAIN-LINK FENCE
CMP=CORRUGATED METAL PIPE
CO=CLEANOUT
CONC.=CONCRETE
D.B.=DEED BOOK
(DIST.)=DISTURBED
DR=DRIVE
EM=ELECTRIC METER
ESMT.=EASEMENT
EX=EXISTING
FH=FIRE HYDRANT
FND.=FOUND
GM=GAS METER
GV=GAS VALVE
GW=GUY WIRE
INC.=INCORPORATED
INST.=INSTRUMENT
LP=LIGHT POLE
M.B.=MAP BOOK
#/NO.=NUMBER
OHU=OVERHEAD UTILITY LINE
PG./PCS.=PAGE/PAGES
PVC=POLYVINYLCHLORIDE PIPE
RCP=REINFORCED CONCRETE PIPE
RD.=ROAD
RTE.=ROUTE
R/W=RIGHT-OF-WAY
ST.=STREET
S.W.=SOUTHWEST
(T)=TOTAL
(TBR)=TO BE REMOVED
UGE=UNDERGROUND ELECTRIC LINE
U.P.=UTILITY POLE
W/=WITH
WM=WATER METER
WV=WATER VALVE
XFMR.=TRANSFORMER

LEGEND:

238.11' PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING BUILDING
EXISTING FENCE
EXISTING EDGE OF PAVEMENT
EXISTING GRAVEL
EXISTING EASEMENT
OHU OVERHEAD UTILITY LINE
U.P. UTILITY POLE
GUY WIRE
UGE UNDERGROUND ELECTRIC LINE
LP LIGHT POLE
PROPERTY CORNER
EXISTING EASEMENT CORNER
EXISTING CONCRETE



VICINITY MAP:
SCALE: 1"=800'

SHEET INDEX:

SHEET 1 OF 2: SIGNATURES, NOTES, ABBREVIATIONS, ETC.

SHEET 2 OF 2: SUBDIVISION OF PARCEL "B-1"

BOUNDARY COORDINATES:

ORIGINAL TAX PARCEL 1570101 (23.746 ACRES)

CORNER	NORTHING	EASTING
1	3613397.8964	11049677.3944
2	3614144.1291	11048715.7739
3	3614689.4811	11049031.8408
4	3614600.9128	11049184.7234
5	3614999.7314	11049415.9257
6	3615030.3051	11049407.2137
7	3615039.2789	11049438.7114
8	3614634.0776	11050009.7065
9	3614232.5293	11049713.7435
10	3613971.0514	11049563.3173
11	3613744.1390	11049876.5851
1	3613397.8964	11049677.3944

COORDINATES LISTED ARE BASED ON GEODETIC CONTROL SURVEY PERFORMED BY GAY AND KEESEE, INC., DURING THE MONTH OF NOVEMBER, 2004.

BOUNDARY COORDINATES:

NEW PARCEL "D" (15.582 ACRES)

CORNER	NORTHING	EASTING
1	3613397.8964	11049677.3944
2	3614144.1291	11048715.7739
3	3614689.4811	11049031.8408
4	3614600.9128	11049184.7234
12	3614568.8265	11049224.1471
13	3614525.1123	11049261.4820
14	3614250.2534	11049511.5055
15	3614343.1816	11049564.9664
16	3614311.0533	11049597.7671
17	3614346.7729	11049632.7544
18	3614312.3752	11049679.4236
19	3614304.3720	11049673.5248
20	3614288.0503	11049661.8651
21	3614243.7289	11049721.9982
9	3614232.5293	11049713.7435
10	3613971.0514	11049563.3173
11	3613744.1390	11049876.5851
1	3613397.8964	11049677.3944

BOUNDARY COORDINATES:

NEW PARCEL "E" (8.164 ACRES)

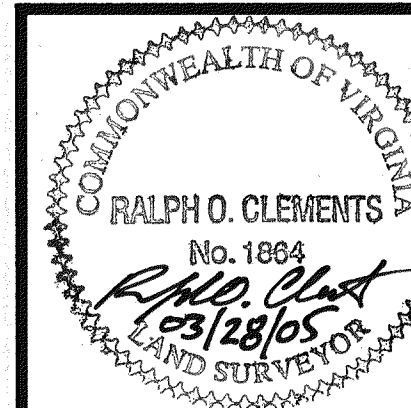
CORNER	NORTHING	EASTING
4	3614600.9128	11049184.7234
5	3614999.7314	11049415.9257
6	3615030.3051	11049407.2137
7	3615039.2789	11049438.7114
8	3614634.0776	11050009.7065
21	3614243.7289	11049721.9982
20	3614288.0503	11049661.8651
19	3614304.3720	11049673.5248
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14	3614250.2534	11049511.5055
13	3614525.1123	11049261.4820
12	3614568.8265	11049224.1471
4	3614600.9128	11049184.7234

NOTES:

- OWNER: THE CITY OF ROANOKE, VIRGINIA
- LEGAL REFERENCE: D.B. 240 PG. 334 (ROANOKE COUNTY) & D.B. 254 PG. 234 (ROANOKE COUNTY)
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ROANOKE CITY TAX PARCEL 1570101 (23.746 ACRES) INTO 2 SEPARATE PARCELS, HEREBY CREATING PARCEL "D" (15.582 ACRES) & PARCEL "E" (8.164 ACRES).
- BOUNDARY SURVEY PERFORMED BY GAY AND KEESEE, INC.; JN 1380.0.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED CITY OF ROANOKE, RPUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- IRON ROD & CAP SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN HEREON.
- THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC., "MISS UTILITY" MARKINGS FROM DESIGNER TICKET #S B500400619 & B50400634, AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTENCE OF, OR LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 51161C0044 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- PARCEL "D" (15.582 ACRES) BOUNDED BY CORNERS 1 THROUGH 4, TO 12 THROUGH 21, TO 9 THROUGH 11, TO 1, INCLUSIVE.
- PARCEL "E" (8.164 ACRES) BOUNDED BY CORNERS 4 THROUGH 8, TO 21 THROUGH 12, TO 4, INCLUSIVE.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION 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.

Plat Of Survey For
The City Of Roanoke, Virginia
Subdividing Parcel "B-1"
(M.B. 1 Pgs. 2768 & 2769)
Hereby Creating
Parcel "D" (15.582 Acres) &
Parcel "E" (8.164 Acres)
Sited On Colonial Avenue, S.W.
City Of Roanoke, Virginia

GAY AND KEESEE, INCORPORATED
ENGINEERING LAND PLANNING SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011 Fax: (540) 381-2773
Email: info@gayandkeesee.com



CALC'D.: MTM
CHECKED: R.C.
DRAWN: MTM
SCALE: 1"=100'
DATE: 03/28/05
REVISED:

JOB NO. 1380.1
SHEET 1 OF 2

M.B. 1 PG. 2884