KNOW ALL MEN BY THESE PRESENTS, TO WIT: 40' PUBLIC SEWER THAT ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY ESMT.(REFER TO D.B. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON 858 - PG. 143) BOUNDED BY OUTSIDE CORNERS 1 TO 17 TO 1, INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA IN D.B. 1421 PG. 560, D.B. 1350 -PG. 236, & D.B. 1338 - PG. 48. THE SAID OWNERS CERTIFY THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE PARKING LOT OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF FLOOD HAZARD AREAS ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE. FLOODWAY TAX#4210333 3.04 ACRES INUNDATED BY 100-YEAR FLOOD IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND (ZONE AE) D.B. 1338 - PG. 48-SEALS OF THIS _____ DAY OF_____, 20 NEW LOT LINES ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY EXISTING LOT EXISTING LOT LINES (HEREBY VACATED) AREAS OF 100-YEAR JOHN BAKER, EXECUTIVE DIRECTOR FLOOD / AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS ABANDONED POWER POLE THAN ONE FOOT _ AREAS OUTSIDE OF beline a notary public in and 500-YEAR FLOOD PLAIN FOR THE AFORESAID_ AND STATE DO HEREBY CERTIFY THAT OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING 2.217 ACRES D.B. 1350 - PG. 236 DATED 10/27, 2005. DID PERSONALLY APPEAR BEFORE ME
IN MY AFORESAID CALLY AND STATE AND ACKNOWLEDGED THE SAME
ON 10/27, 2005. TAX#4210337 --4.435 ACRES D.B. 1421 - PG. 560 MY COMMISSION EXPIRES Aug. 31, 2009 TRACT "C" 1.983 AC. TRACT "B" NOTARY PUBLIC 4.450 AC. AREAS OF 500-YEAR - ABANDONED POWER POLE APPROVED: FLOOD / AREAS OF 100 YEAR FLOOD MITH AREAS OUTSIDE OF AVERAGE DEPTHS LESS 1. Fran 10 WWW DATE 10/27-05 500-YEAR FLOOD PLAIN-THAN ONE FOOT -AGENT-ROANOKE CITY PLANNING COMMISSION Mirm DATE 10/28/05 Secretary of the second CITY ENGINEER, CITY OF ROANOKE (ZONE X) IN THE CLERK'S OFFICE OF THE CIRCUIT COURT S0718'54"E 15.32" OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 25 DAY OF CT, 2005, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ANNEXED IS ADMITTED TO RECORD AT 35 0'CLOCK D.M. BRENDA S. HAMILTON ONE STORY BRICK BLDG. NO. 1916 -RETAINING WALL NOTES: TRACT "A" 16) 1. THIS SURVEY WAS PERFORMED WITHOUT 0.689AC. THE BENEFIT OF A TITLE SEARCH AND N82°28'44"E THEREFORE MAY NOT SHOW ALL ENCUMBRANCES. 64.25-23.00 PAVED REPENDED & LOT 2. PART OF THIS PROPERTY AS PLATTED DOES HATCHED, AREA = FALL WITHIN THE 100 YEAR FLOOD ZONE. PRIVATE ACCESS 3. THIS PLAT WAS PREPARED FROM AN EASEMEN' 299.92'(TOTAL) AVENUE, S.E. ACTUAL AND CURRENT FIELD SURVEY. S82°28'44"W 4. ANY PHYSICAL IMPROVEMENTS NOT WISE PLAT OF SURVEY DIMENSIONED, SHALL NOT BE SCALED. FOR THE PARKING LOT TO BE RESTRIPED SO 5. FEMA FIRM NUMBER 51161C0046D, DATED OCT. 15, 1993 6. LEGAL REFERENCE: DB 1421 PG 560, D.B. 1350 - PG. 236, & D.B. 1338 - PG. 48. THAT NO SPACE IS LESS THAN 5 ROANOKE REDEVELOPMENT FROM ANY PROPERTY LINE -7. ZONED RM-2 AND HOUSING AUTHORITY 8. THE RECORDATION OF THIS PLAT OF SURVEY SHOWING SUBDIVISION OF 4.435 AC. (D.B. 1421 - PG. 560), LEGEND DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY PARCEL OF LAND SHOWN HEREON THAT IS 2.217 AC. (D.B. 1350 - PG. 236), & 3.04 ACRES (D.B. 1338 - PG. 48) - PROPERTY LINE MANA *** INTENDED FOR SALE AND/OR CONVEYANCE MUST BE SET REBAR CREATING CONVEYED BY DEED MUST BE RECORDED IN THE OFFICE EXISTING IRON FOUND TRACT "A" (0.689 AC.), TRACT "B" (4.450 AC.), OF THE CLERK OF CIRCUIT COURT OF ROANOKE CITY. END OF LINE/CURVE TRACT "C" (1.983 AC.), & TRACT "D" (2.952 AC.), 102 Albemarle Ave Roanoke, Virginia NOTHING FOUND, NOTHING SET SITUATED ON WISE AVE., S.E. 24013 GRAPHIC SCALE CITY OF ROANOKE, VIRGINIA www.lmwpc.com DATE: 10-27-05 ph: 540.345.0675 Engineering fax: 540.342.4456 PAGE 1 OF 2 Architecture HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT (IN FEET) Surveying TO THE BEST OF MY KNOWLEDGE AND BELIEF DATE: SEPT. 22, 2005 COMM. 2863V Landscape Design Imweng@Imw.roacoxmail.com 2072 1 inch =60 ft. PG. 2922 P.B. _