

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 14 TO 1, INCLUSIVE, BEING THE SAME PROPERTY CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 928, PAGE 449; DEED BOOK 929, PAGE 203; DEED BOOK 920, PAGE 449; DEED BOOK 928, PAGE 112; DEED BOOK 915, PAGE 185; DEED BOOK 918, PAGE 91; DEED BOOK 1533, PAGE 1528; DEED BOOK 1534, PAGE 1332; DEED BOOK 1148, PAGE 465 AND DEED BOOK 930, PAGE 163, CONTAINING 0.858 AC.

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 21, 22, 23, 25, 26, 27 TO 21, INCLUSIVE, BEING THE SAME PROPERTY CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 930, PAGE 169, CONTAINING 0.053 AC.

THAT THE CITY OF ROANOKE, VIRGINIA HAS VACATED A PORTION OF NORFOLK AVENUE, S.E. AND FIRST STREET, S.E., BOUNDED BY CORNERS 15 THROUGH 18, 24, 23, 22, 21, 12, 11, 10, 9, 8, 7, 6 TO 15, CONTAINING 0.214 AC., BY ORDINANCE NUMBER 36179-121602 DATED DECEMBER 16, 2002.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF ITS 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 DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER HEREBY RESERVES THE LAND SHOWN HEREON BOUNDED BY CORNERS 25, 26, 27, 20, 19, 24 TO 25, CONTAINING 0.015 AC. FOR STREET PURPOSES.

THE SAID OWNER HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY THE 20' WATERLINE EASEMENT SHOWN HEREON.

THE SAID OWNER HEREBY RESERVES FOR ITS USE THE 10' BRIDGE SUPPORT ACCESS AND MAINTENANCE EASEMENT SHOWN HEREON FOR ITS USE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

OWNER
CITY OF ROANOKE, VIRGINIA

Darlene L. Burcham 12-5-05
DARLENE L. BURCHAM DATE
CITY MANAGER

STATE OF VIRGINIA

City OF Roanoke

TO WIT:

I, Cecilia A. Freeman, A NOTARY PUBLIC IN AND FOR THE

AFORESAID

STATE DO HEREBY CERTIFY THAT, Darlene Burcham, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 5th DAY OF December, 2005.

February 28, 2006
MY COMMISSION EXPIRES:

Cecilia A. Freeman
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 11:47 O'CLOCK A.M. ON THIS 22 DAY OF December, 2005.

TESTE: Brenda S. Hamilton
CLERK

BY: Ammon B...
DEPUTY CLERK

BOUNDARY COORDINATES		
COR	NORTHING	EASTING
1	3626054.73	11064240.52
2	3626139.56	11064243.43
3	3626153.66	11064255.01
4	3626155.96	11064264.85
5	3626159.81	11064294.42
15	3626159.79	11064319.30
16	3626143.19	11064443.02
17	3626131.98	11064468.48
18	3626030.55	11064589.65
19	3625964.96	11064587.06
20	3625952.44	11064573.93
13	3625960.22	11064353.32
14	3626050.67	11064356.43
1	3626054.73	11064240.52

BOUNDARY COORDINATES SHOWN HEREON
BASED ON CITY OF ROANOKE CONTROL

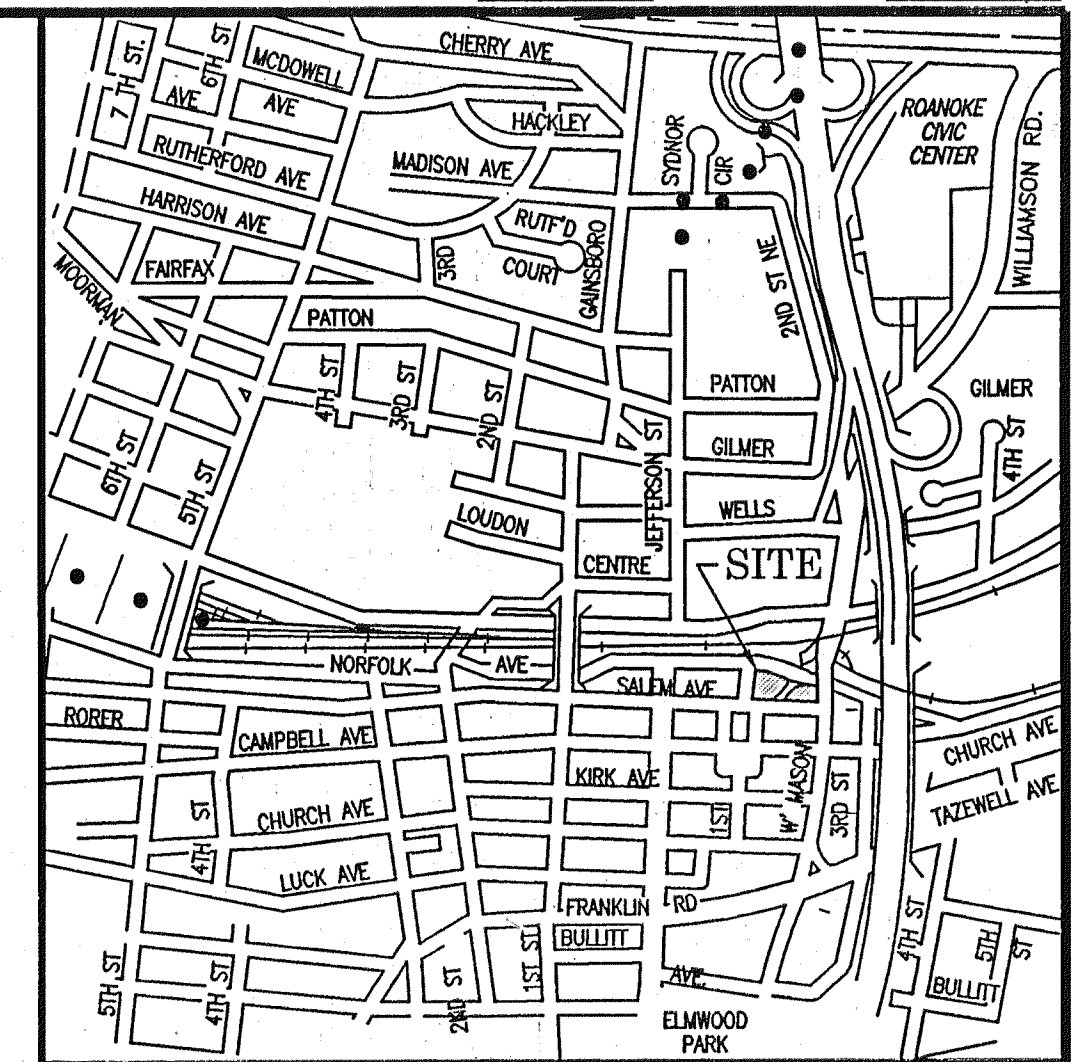
APPROVED:

Philip C. Scamm 12-05-05
CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA DATE

R. Brian Townsend 12-5-05
AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT.
2. THE ENTIRE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51161C0046D, DATED OCTOBER 15, 1993.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. 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.



COMBINATION AND DEDICATION PLAT FOR CITY OF ROANOKE, VIRGINIA

SHOWING THE COMBINATION OF A 0.858 AC. PARCEL, A 0.214 AC. PARCEL, AND A 0.038 AC. PARCEL TO CREATE LOT "A" (1.110 AC.) AND ALSO DEDICATING 0.015 AC. TO THE CITY OF ROANOKE FOR STREET PURPOSES

THE CITY OF ROANOKE, VIRGINIA
SCALE: 1" = 20' DATE: DECEMBER 2, 2005

Mattern & Craig, Inc.
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