

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CITY OF ROANOKE IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 29 TO 1 INCLUSIVE, CONTAINING 26.480 ACRES, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 1, 1965 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1172, PG. 22, BY DEED DATED DECEMBER 29, 1967 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1231, PG. 290, BY DEED DATED FEBRUARY 16, 1948 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 764, PG. 416, BY DEED DATED APRIL 17, 1970 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1273, PG. 514, BY DEED DATED NOVEMBER 1, 1965 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1190, PG. 298, BY DEED DATED NOVEMBER 13, 1981 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1474, PG. 1507, BY DEED DATED DECEMBER 15, 1978 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1436, PG. 1315, BY DEED DATED DECEMBER 13, 1982 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1482, PG. 965, BY DEED DATED JANUARY 2, 1979 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1439, PG. 1071, AND BY DEED DATED APRIL 12, 1968 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1236, PG. 524.

THAT CITY OF ROANOKE IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED ON THE OUTSIDE BY CORNERS 1, 70, 71, 72, 3, 2 TO 1 AND BEING COURTLAND AVENUE, N.E. VACATED BY ORDINANCE NUMBER 37693-022007 DATED FEBRUARY 20, 2007.

THAT CITY OF ROANOKE IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED ON THE OUTSIDE BY CORNERS 3, 7, 6, 5, 4 TO 3 AND BEING MADISON AVENUE, N.E. VACATED BY ORDINANCE NUMBER 37693-022007 DATED FEBRUARY 20, 2007.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT AND SET APART FOR STREET WIDENING.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN HEREON ENTIRELY OF THEIR 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 AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

Darlene L. Burcham 3-21-07  
THE CITY OF ROANOKE - AUTHORIZED AGENT DATE

DARLENE L. BURCHAM, CITY MANAGER  
AUTHORIZED AGENT - PRINT NAME- TITLE DATE

## SYMBOLS

— W —	WATERLINE
— G —	GAS LINE
— E —	OVERHEAD ELECTRIC LINE
— T —	OVERHEAD TELEPHONE LINE
— CATV —	OVERHEAD CABLE TELEVISION LINE
— UE — UT —	UNDERGROUND TEL OR ELEC LINE
[M]	WATER OR GAS METER
[Fire Hydrant Symbol]	FIRE HYDRANT
[S]	SEWER OR STORM DRAIN MANHOLE
[Drop Inlet Symbol]	DROP INLET (CURB OR GRATE)
[Utility Pole Symbol]	UTILITY POLE, GUY & ANCHOR
[Light Pole Symbol]	LIGHT POLE
[Y.L. Symbol]	YARD LIGHTING
— x — x —	FENCE

## NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF CURRENT TITLE REPORTS BY D. HARDI TITLE RESEARCH, LTD. DATED APRIL 10, 2006.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND ZONE "X" SHADED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0046 D, DATED OCTOBER 15, 1993.
- REFERENCE: MAP OF COMMONWEALTH REDEVELOPMENT PROJECT VA-7-1 BY DAVID DICK AND HARRY A. WALL, DATED APRIL 18, 1963, RECORDED IN M.B. 1, PG. 158.
- REFERENCE: VDOT HIGHWAY PLANS PROJECT # 0460-128-102, PE-102, R/W-202, C-502, DATED FEBRUARY 11, 1971.
- REFERENCE: VDOT HIGHWAY PLANS PROJECT # 0581-128-070, R/W-201, C-504, DATED JUNE 12, 1964.
- REFERENCE: PLAT SHOWING PROPERTY TO BE ACQUIRED BY THE CITY OF ROANOKE, VIRGINIA FROM THE COMMONWEALTH OF VIRGINIA BY OFFICE OF CITY ENGINEER ROANOKE, VIRGINIA, DATED JANUARY 15, 1968, PLAN NO. 5082.
- 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.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

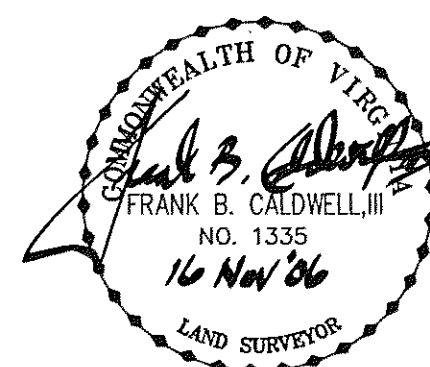
STATE OF VIRGINIA  
City of Roanoke  
I, Cecilia A. Freeman, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Darlene L. Burcham, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
21st DAY OF March, 2007.  
MY COMMISSION EXPIRES February 28, 2010  
Cecilia A. Freeman  
NOTARY PUBLIC

## APPROVED:

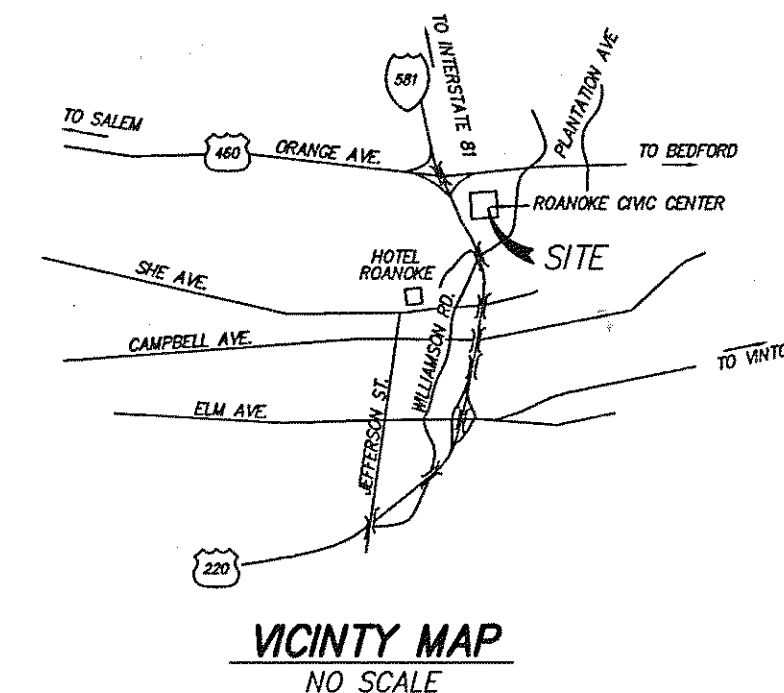
H. Brian Townsend 3-22-07  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE  
Philip C. Sullivan 3-22-07  
CITY ENGINEER, ROANOKE VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 12:17 O'CLOCK P.M. ON THIS 21st DAY OF March, 2007.

TESTE: BRENDA HAMILTON  
CLERK  
BY Laura Bowen  
DEPUTY CLERK



COORDINATE LIST (ASSUMED DATUM)		
CORNER	NORTHING	EASTING
1	5000.0000	5000.0000
2	4989.8433	5000.8233
3	4481.6879	4990.0311
4	4467.0120	4974.7183
5	4469.2479	4869.4420
6	4409.2614	4868.1681
7	4406.7070	4988.4409
8	3907.6796	4977.8426
9	3684.0635	4893.8217
10	3330.1689	4597.1904
11	3249.6115	4518.7620
12	3217.8887	4494.8427
13	3218.3849	4471.4780
14	3319.1009	4439.2062
15	3419.8543	4404.2351
16	3464.5339	4387.8479
17	3470.2682	4385.7096
18	3900.5020	4214.5229
19	4200.1479	4102.5893
20	4392.3537	4069.6966
21	4684.2968	4110.3214
22	4853.9231	4324.9696
23	4950.7157	4494.5505
24	4967.2475	4762.9218
25	4985.7125	4761.7841
26	4990.2016	4834.6460
27	4981.2186	4835.1994
28	4982.6944	4859.1540
29	4991.6774	4858.6006
1	4999.9974	4999.9960
70	4979.5943	5054.0996
71	4863.0800	5061.1924
72	4717.6875	5009.9449
73	4355.5886	4987.3553
74	3903.9403	4966.9272
75	3740.1713	4918.4615
76	3617.7957	4826.4624
77	3537.0600	4770.1404



## ABBREVIATIONS

CONC.	= CONCRETE
D.B.	= DEED BOOK
ESMT.	= EASEMENT
HMf	= HIGHWAY MONUMENT FOUND
HVAC	= HEATING, VENTILATION & AIR CONDITIONING
M.B.	= MAP BOOK
MTL	= METAL
ORD.	= ORDINANCE
PG.	= PAGE
P.U.E.	= PUBLIC UTILITY EASEMENT
R/W	= RIGHT OF WAY
STY.	= STORY
TYP.	= TYPICAL
VAR.	= VARIABLE
WLE	= WATER LINE EASEMENT

RESUBDIVISION PLAT  
FOR

## CITY OF ROANOKE

SHOWING THE COMBINATION OF PARCEL 13-A (D.B. 1172, PG. 22), PARCELS 13-B, C AND D (D.B. 1172, PG. 22), PARCEL 14-A (D.B. 1190, PG. 298), PORTION OF PARCEL 19 (D.B. 1231, PG. 290), PARCEL 20 (D.B. 1474, PG. 1507), PARCEL 20-A (D.B. 1436, PG. 1315), PARCEL 20-B (D.B. 1482, PG. 965), PARCEL 20-C (D.B. 1439, PG. 1071), ALL OF THE ABOVE PROPERTIES FROM MAP OF COMMONWEALTH REDEVELOPMENT PROJECT VA-7-1 (M.B. 1, PG. 158), LOTS 10, 11, 12 & 13, BLOCK 9, FAIRVIEW ADDITION (D.B. 1273, PG. 514), PORTION OF LOTS 13 & 14, BLOCK 2, HART ADDITION MAP (D.B. 764, PG. 416), 0.886 ACRE (D.B. 1236, PG. 524), AND 0.107 ACRE (D.B. 1236, PG. 524), CREATING HEREON

## LOT A (26.842 ACRES)

SITUATE WILLIAMSON ROAD, N.E. AND ORANGE AVENUE, N.E.  
CITY OF ROANOKE, VIRGINIA

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, NW  
P.O. BOX 8260  
ROANOKE, VIRGINIA 24017  
(540) 368-3400 FAX: (540) 368-8702

REV.: NOV. 16, 2006  
(CITY COMMENTS)  
TAX NOS. 3014003, 4, 5, 7, 15, 3024003, 4, 6, 3021311, 12, 13, 3020372  
DATE: SEPT. 29, 2006  
CALC. JC CHK'D FBC  
CLOSED: JC  
SHEET 1 OF 9

SCALE: 1"= 50'  
N.B.: N/A  
DRAWN: JC  
W.O.: 06-0029