

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WILZER, L.L.C. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 2 TO 3 TO 6 TO 1, INCLUSIVE; BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY DEED BOOK 1730, PAGE 1483.

THAT WILZER, L.L.C. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 3 THRU 6 TO 3, INCLUSIVE; BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY DEED BOOK 1715, PAGE 1393.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

WILZER, L.L.C.

BY: J.R. Budd ITS: M.F.M.C.E.A.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Conne M. Bush, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. Patrick Budd, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 27th DAY OF MARCH, 2007.

Conne M. Bush
NOTARY PUBLIC
MY COMMISSION EXPIRES June 30, 2008

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°10'49"W	25.00
L2	N01°10'49"E	25.00

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

APPROVED:

R. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION

3-29-07
DATE

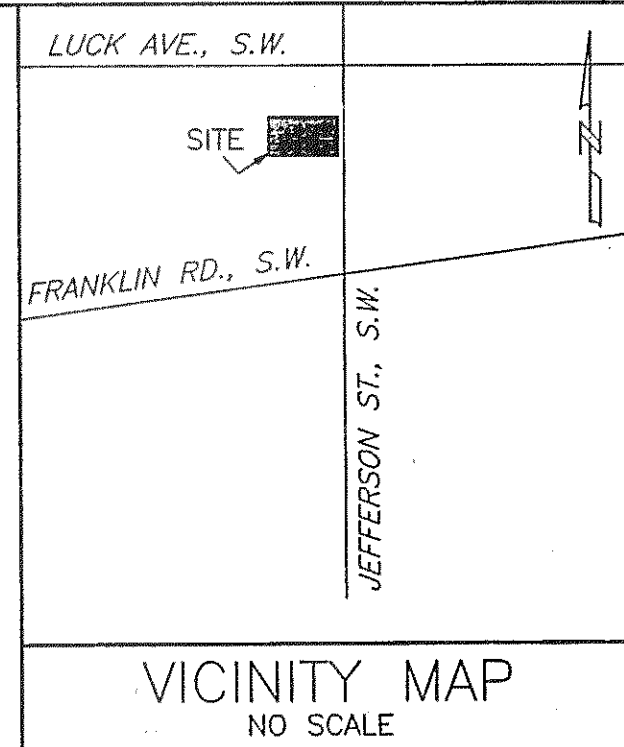
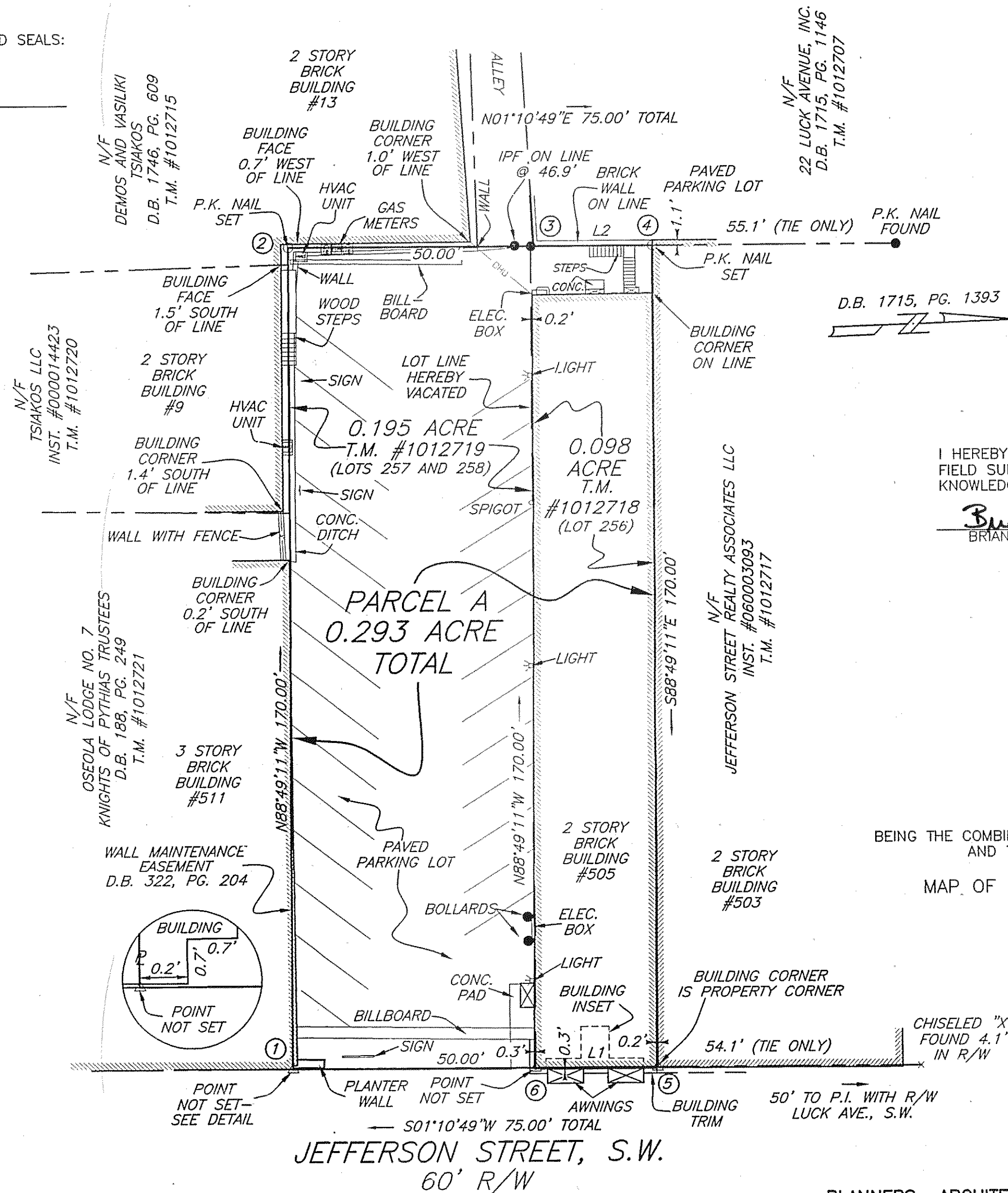
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:05 O'CLOCK P.M. ON THIS 29 DAY OF MARCH, 2007, IN MAP BOOK 1, PAGE 3142

TESTE: BRENDA S. HAMILTON
CLERK

Melinda M Thomas
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: WILZER, L.L.C.
LEGAL REFERENCE: DEED BOOK 1715, PAGE 1393
T.M. #1012718
2. OWNER OF RECORD: WILZER, L.L.C.
LEGAL REFERENCE: DEED BOOK 1730, PAGE 1483
T.M. #1012719
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. PROPERTY IS CURRENTLY ZONED: D - (DOWNTOWN DISTRICT)
5. PROPERTY IS IN F.E.M.A. DESIGNATED ZONE X UNSHADED. THIS OPINION IS BASED UPON A REVIEW OF F.E.M.A. MAP #51161C0046 D (EFFECTIVE DATE: OCT. 15, 1993) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

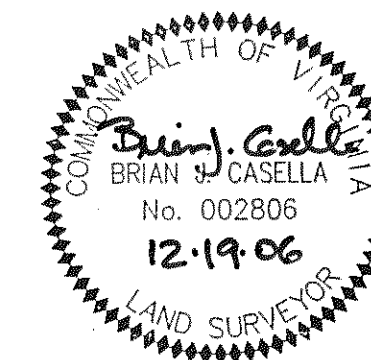


LEGEND	
●	- IRON PIN FOUND
○	- P.K. NAIL SET

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	7801.8106	7857.3502
2	7807.7435	7687.4538
3	7857.7131	7689.1988
4	7882.6979	7690.0713
5	7876.7649	7859.9677
6	7851.7802	7859.0952
1	7801.8106	7857.3502

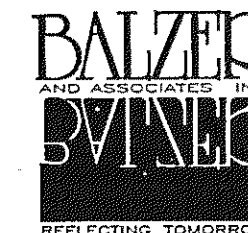
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Casella
BRIAN J. CASELLA 002806



COMBINATION PLAT FOR
WILZER, L.L.C.

BEING THE COMBINATION OF TAX PARCEL NUMBER 1012718 (0.098 ACRE) AND TAX PARCEL NUMBER 1012719 (0.195 ACRE) ALSO BEING LOTS 256-258, WARD 5
MAP OF ROANOKE LAND AND IMPROVEMENT CO.
ENGINEER'S PLAN #1077
CREATING HEREON
PARCEL A (0.293 ACRE),
SITUATED ON JEFFERSON STREET, S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED DECEMBER 19, 2006
JOB #R0610635.00
SCALE: 1" = 20'
SHEET 1 OF 1



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS