

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT THE CITY OF ROANOKE, VIRGINIA, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 10 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED 25 AUGUST 2004 RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #040014522, AND WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED 25 OCTOBER 2005 RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #050017893.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED AND RESUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY ROANOKE, ALL OF THE LAND EMBRACED WITHIN THE ALLEYS AS SHOWN HEREON, ALSO THE CITY OF ROANOKE RESERVES UNTO ITS SELF A EASEMENT WITHIN THE LIMITS OF THE VACATED PORTION OF ALLEYWAY FOR ONE (1) STORM DRAINAGE LINE AND RELATED FACILITIES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

THE CITY OF ROANOKE, VIRGINIA, OWNER

By: DARLENE L. BURCHAM

*Darlene Burcham*  
(Signature of Authorized Agent) City Manager

**STATE OF VIRGINIA**

City of Roanoke

I, Linda B. Vaught, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DARLENE L. BURCHAM, CITY MANAGER FOR THE CITY OF ROANOKE, VIRGINIA, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City

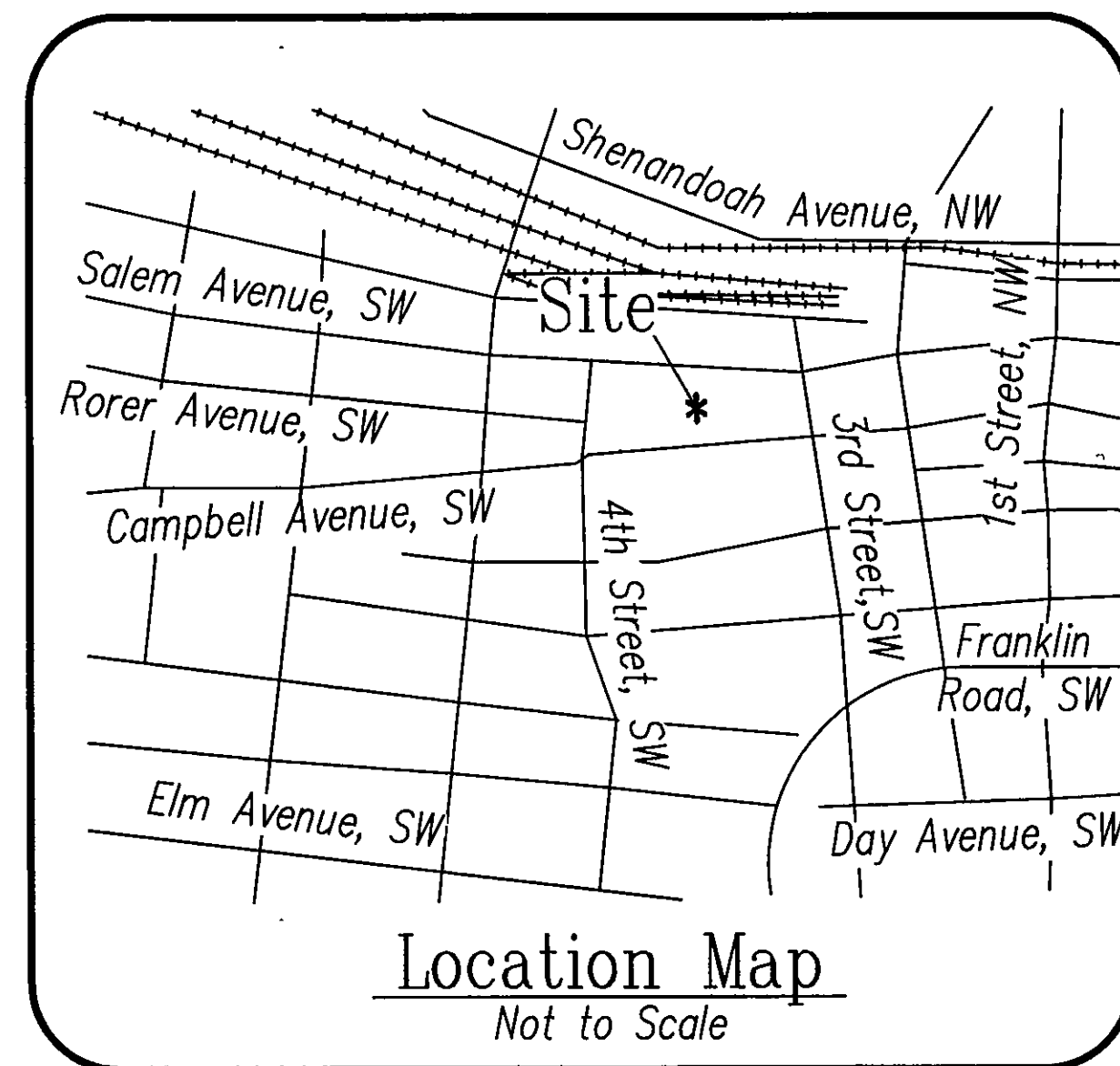
AND STATE AND ACKNOWLEDGED THE SAME ON 16 May, 2007.

MY COMMISSION EXPIRES 10-31-07

*Linda B. Vaught*  
NOTARY PUBLIC

**NOTES:**

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #010130 0042 F, MAP #01161C0042 F, DATED FEB. 4, 2005 AND COMMUNITY PANEL #010130 0046 D, MAP #01161C0046 D, FLOOD ZONE "X", DATED OCT. 15, 1993.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXISTING ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED HEREON.
5. ELEVATIONS ARE BASED ON NGVD 29 VERTICAL DATUM.
6. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES, STORM DRAIN STRUCTURES & LINES, SANITARY SEWER LINES, WATER, TELEPHONE, GAS AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, AVAILABLE UTILITY MAPS AND MARKINGS BY MISS UTILITY (TICKET #0603001732). ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
7. LEGAL REFERENCE: TAX #010809, #010810, #010811 & TAX #010829 CITY OF ROANOKE - INSTRUMENT #040014522 & #050017893
8. SEE ROANOKE CITY ORDINANCE #37694-022007, RESERVING AN EASEMENT WITHIN THE LIMITS OF THE VACATED PORTION OF ALLEYWAY, TO THE WESTERN VIRGINIA WATER AUTHORITY FOR TWO (2) SEWER LINES AND RELATED FACILITIES.
9. 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, VIRGINIA.
10. TOTAL BOUNDARY 0.800 ACRES LESS ALLEY DEDICATIONS OF 0.010 & 0.029 ACRES LEAVES 0.761 ACRES TOTAL FOR NEW PARCEL "A".

**APPROVED:**

*H. Brian Townsend* 5-16-07  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

*Philip C. Scurra* 5-16-07  
CITY ENGINEER, ROANOKE, VIRGINIA DATE

**CLERK'S CERTIFICATE:**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD ON 16 May, 2007, AT 2:31 O'CLOCK P.M.

TESTEE: BRENDA HAMILTON

*Laura Borker*  
DEPUTY CLERK

PLAT SHOWING  
THE COMBINATION OF  
Lots 27, 28, 29 and Part of Lot 30  
Block 8, Ferdinand Rorer Map (0.422 ACRES/18,396 S.F.)  
(INSTRUMENT #050017893)

AND  
Lots 13, 14 and Part of Lots 12 & 15  
Block 8, Ferdinand Rorer Map (0.335 ACRES/14,573 S.F.)  
(INSTRUMENT #040014522)  
and A VACATED PORTION OF AN ALLEY AS VACATED IN  
ORDINANCE #37694-022007 (0.043 Acres)  
CREATING NEW

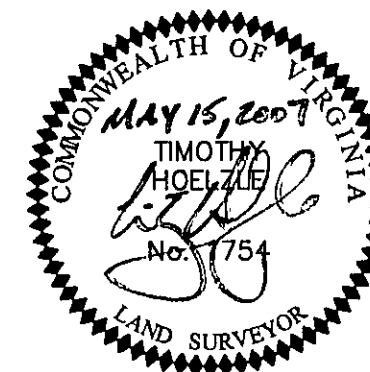
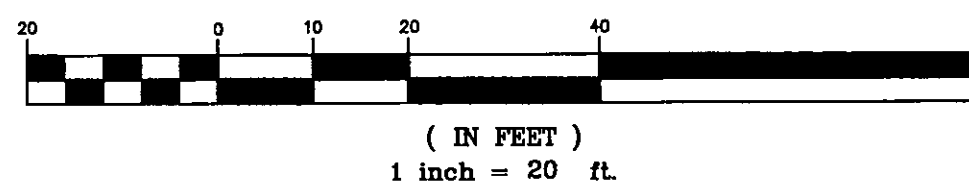
PARCEL "A" (0.761 ACRES) AND  
DEDICATING A 0.010 ACRE (449 S.F.) & 0.029 ACRE (1,242 S.F.) PORTIONS FOR  
RIGHT-OF-WAY  
BEING THE PROPERTY OF  
**THE CITY OF ROANOKE, VIRGINIA**

SITUATED ALONG SALEM & CAMPBELL AVENUE, SW  
BETWEEN 3rd & 4th STREETS, SW

ROANOKE, VIRGINIA

BOUNDARY COORDINATES		
Origin Of Coordinates Assumed		
CORNER	NORTHING	EASTING
1	5054.25062	5123.91677
2	5038.95557	4974.44880
3	5175.00832	4961.53233
4	5172.98248	4984.11579
5	5277.21824	4983.52227
6	5263.67942	5151.14944
7	5172.01691	5143.27641
8	5173.17219	5128.82584
9	5158.88543	5128.61989
10	5160.97313	5116.39825
1	5054.25062	5123.91677

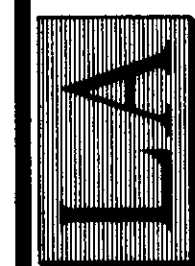
Total Area=34,859 Sq.Ft. / 0.800 Acres

**GRAPHIC SCALE**

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E-MAIL: MAIL@LUMSDENPC.COM

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P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: January 15, 2007  
COMM. NO.: 2007-013  
SCALE: 1" = 20'

SHEET 1 OF 2