

# KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MAIN HEATING AND AIR CONDITIONING, INC. IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1735, PAGE 489.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

Roy G. Main 7/18/07  
ROY G. MAIN, AGENT FOR MAIN HEATING AND AIR CONDITIONING, INC. DATE

STATE OF Virginia TO WIT:  
City of Roanoke

I, Kelli M. Fink, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT ROY G. MAIN HAS APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 18th DAY OF July, 2007.

Kelli M. Fink February 28, 2010  
NOTARY PUBLIC #7053831 MY COMMISSION EXPIRES

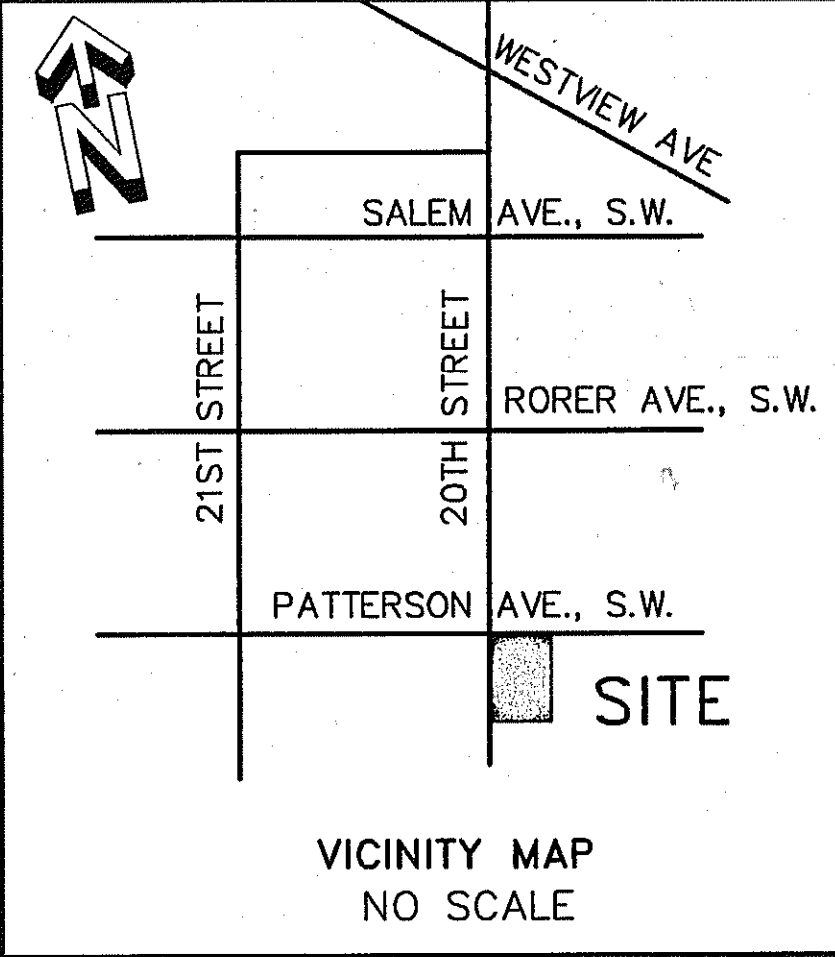
## NOTES:

- LEGAL REFERENCE: DEED BOOK 1735, PAGE 489  
TAX MAP NO. 1313501 & 1313502  
CURRENT OWNER: MAIN HEATING AND AIR CONDITIONING, INC.
- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE 'X' AS DESIGNATED BY FEMA RATE MAP 51161C0042 F. DATED FEBRUARY 4, 2005.
- 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.

## BOUNDARY COORDINATES

CORNER	NORTHING	EASTING
1	4862.2223	4767.9682
2	4834.9388	4864.1742
3	4690.6299	4823.2482
4	4717.9134	4727.0422
1	4862.2223	4767.9682

ORIGIN ASSUMED

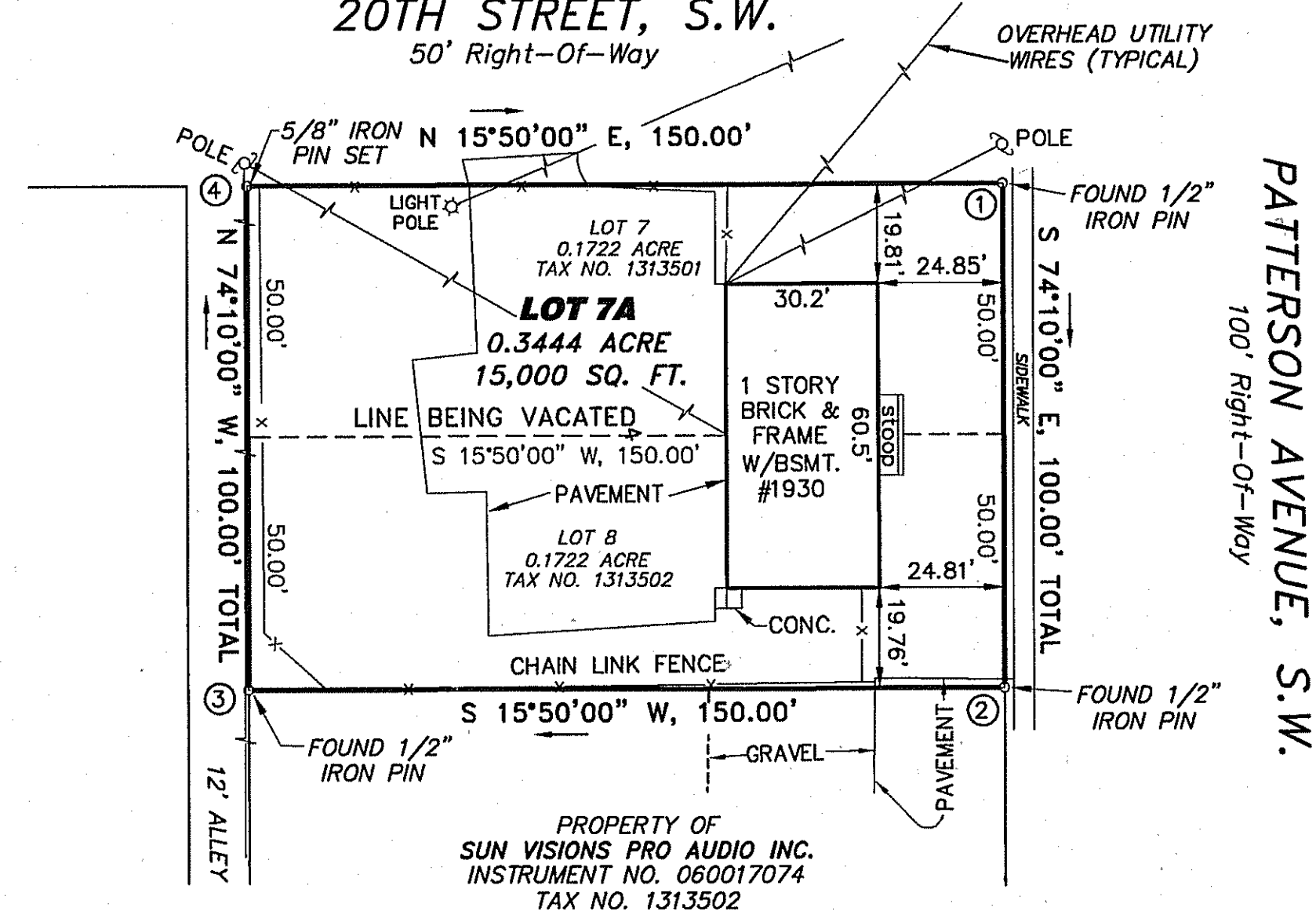


MERIDIAN OF MAP OF  
RIVER VIEW AND WEST END LAND CO.  
CITY ENGINEER FILE NO. 2508



## 20TH STREET, S.W.

50' Right-Of-Way



APPROVED: Chris Clutten 7/20/2007  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

**ACS**  
**DESIGN**

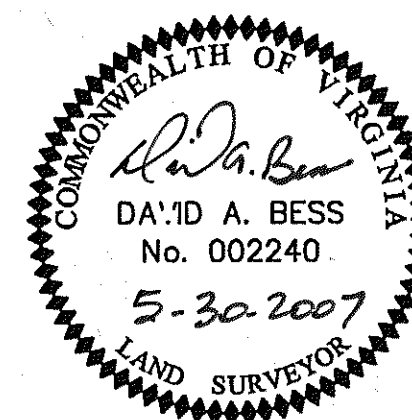
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Construction Management

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IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:18 O'CLOCK P.M. ON THIS 20 DAY OF JULY, 2007.

TESTE: BRENDA S. HAMILTON, CLERK

BY: Melinda M Thomas  
DEPUTY CLERK



SCALE: 1 INCH = 30 FEET  
0' 30' 60' 90'

## PLAT OF COMBINATION MADE FOR MAIN HEATING AND AIR CONDITIONING, INC.

SHOWING THE COMBINATION OF LOT 7 (0.1722 ACRE) AND  
LOT 8 (0.1722 ACRE), RIVER VIEW AND WEST END LAND CO. MAP,  
CREATING HEREON LOT 7A (0.3444 ACRE)

**CITY OF ROANOKE, VIRGINIA**

DATED: MAY 30, 2007

D-07142 N.B. 137