

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STEELE FAMILY ENTERPRISES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID STEELE FAMILY ENTERPRISES, INC. BY DEEDS DATED MARCH 14, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENTS #060004857, #060004858, #060004860, #060004861 AND #060004862.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE CITY LAND SUBDIVISION ORDINANCES.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 17th DAY OF August, 2007.

BY: DWIGHT O. STEELE, CEO
STEELE FAMILY ENTERPRISES, INC., OWNER

STATE OF VIRGINIA, CITY OF ROANOKE

I, Richard L. Lefterakis, Jr. a NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT DWIGHT O. STEELE, CEO OF STEELE FAMILY ENTERPRISES, INC., OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON August 17, 2007.

MY COMMISSION EXPIRES ON 11-30-09 REGISTRATION # 299961

Richard L. Lefterakis, Jr.
NOTARY PUBLIC

BOUNDARY COORDINATES

CORNER	NORTHING	EASTING
1	6364.27370	3643.00806
2	6343.41759	3778.51242
3	6335.12922	3811.94020
4	6327.99578	3832.24351
5	6313.92681	3878.08506
6	6199.27709	3860.43878
7	6235.78671	3623.23201
1	6364.27370	3643.00806

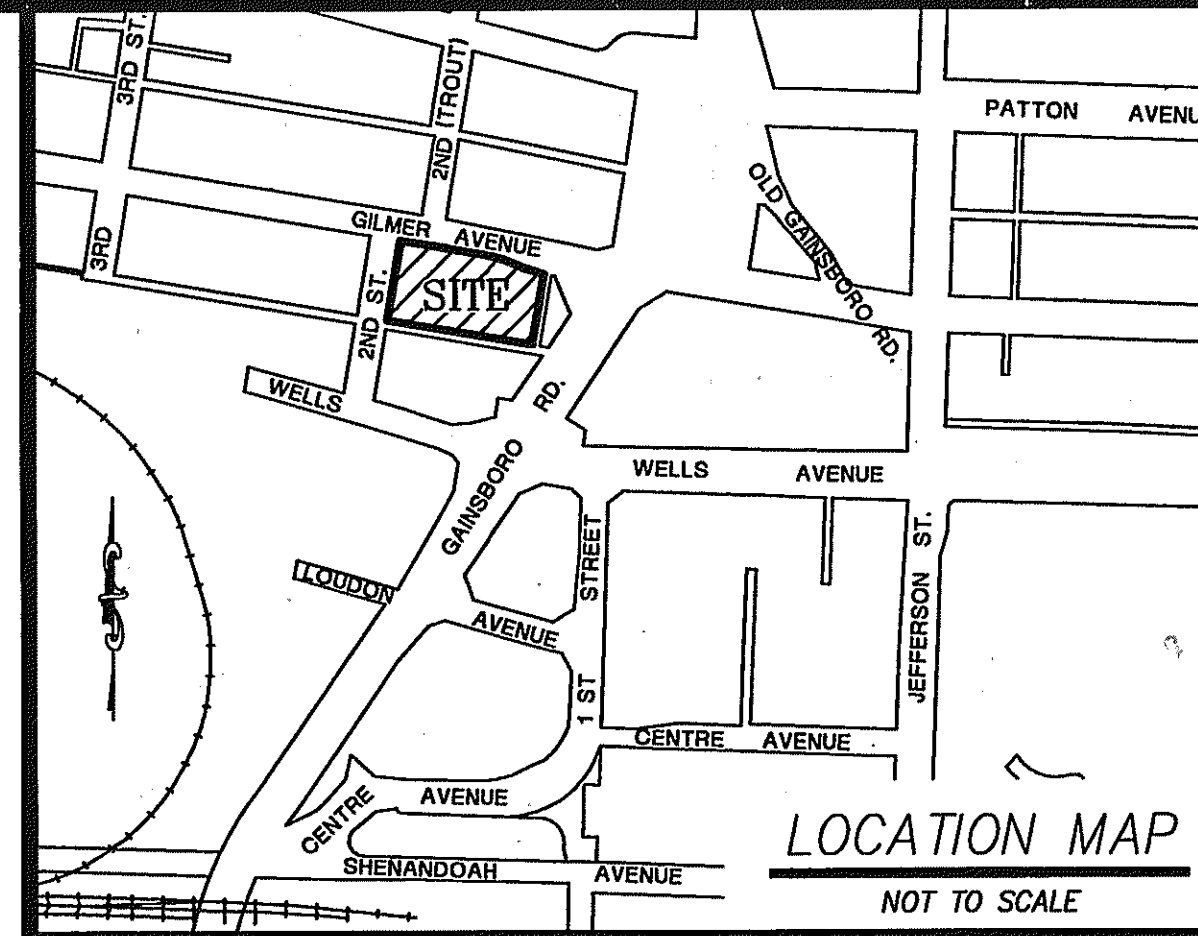
TOTAL AREA = 30,524 S.F.
(ORIGIN OF COORDINATES ASSUMED)

LEGEND

S.F.	SQUARE FEET
EX.	EXISTING
D.B.	DEED BOOK
P.G.	PAGE
INST. #	INSTRUMENT NUMBER
R/W	RIGHT-OF-WAY
WM	WATER METER
⊙	DRAINAGE MANHOLE
☆	YARD LAMP
⊗	FIRE HYDRANT
⊙	EXISTING PROPERTY MONUMENT
⊙	UTILITY POLE

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE COMMUNITY PANEL NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. ZONE "X".
- LEGAL REFERENCES: INSTRUMENT #060004857, 060004858, #060004860, #060004861 & #060004862.
- THE RECORDATION OF THIS PLAT OF COMBINATION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
- THE INTENT OF THIS PLAT IS TO COMBINE ROANOKE CITY TAX PARCELS 2012701 THROUGH 2012707 INTO ONE PARCEL BEING TRACT "A" (30,524 S.F.) AS SHOWN HEREON.

**APPROVED:**

Chris Chittum
AGENT, CITY OF ROANOKE PLANNING COMMISSION

8/17/07
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 20, 2007, AT 10:20 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Laura B. Breaux
DEPUTY CLERK

PLAT SHOWING THE COMBINATION OF
ROANOKE CITY TAX PARCELS
2012701 THROUGH 2012707

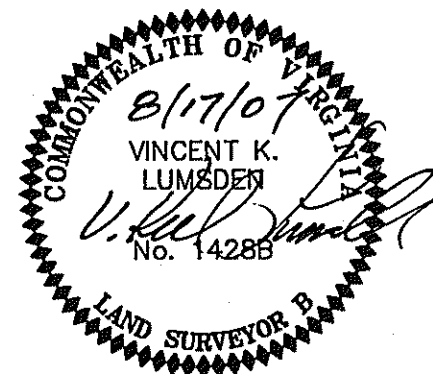
BEING A PORTION OF LOTS 8 THROUGH 12, SECTION #1
MAP OF ROGERS, FAIRFAX & HOUSTON ADDITION

CREATING HEREON

TRACT "A" (30,524 S.F.)

PROPERTY OF

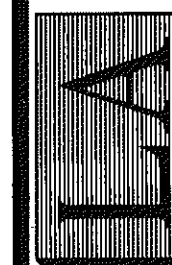
STEELE FAMILY ENTERPRISES, INC.
SITUATED ALONG GILMER AVENUE, N.W. AND 2ND STREET, N.W.
CITY OF ROANOKE, VIRGINIA



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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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E-MAIL: MAIL@LUMSDENPC.COM

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



DATE: AUGUST 17, 2007
COMM. NO.: 07-191
SCALE: 1" = 20'
SHEET 1 OF 2