

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That Appalachian Power Company is the Fee Simple owner of the lands shown hereon bounded by corners 1 through 14 to 1, inclusive, and is all the land conveyed to said owner by Deed recorded in the Clerk's office of the Circuit Court of the City of Roanoke, Virginia in Deed Book 897 Page 73 and recorded in the Clerk's office of the Circuit Court of the County of Roanoke, Virginia in Deed Book 928 Page 155, Deed Book 988 Page 230 and Deed Book 1006 Page 471.

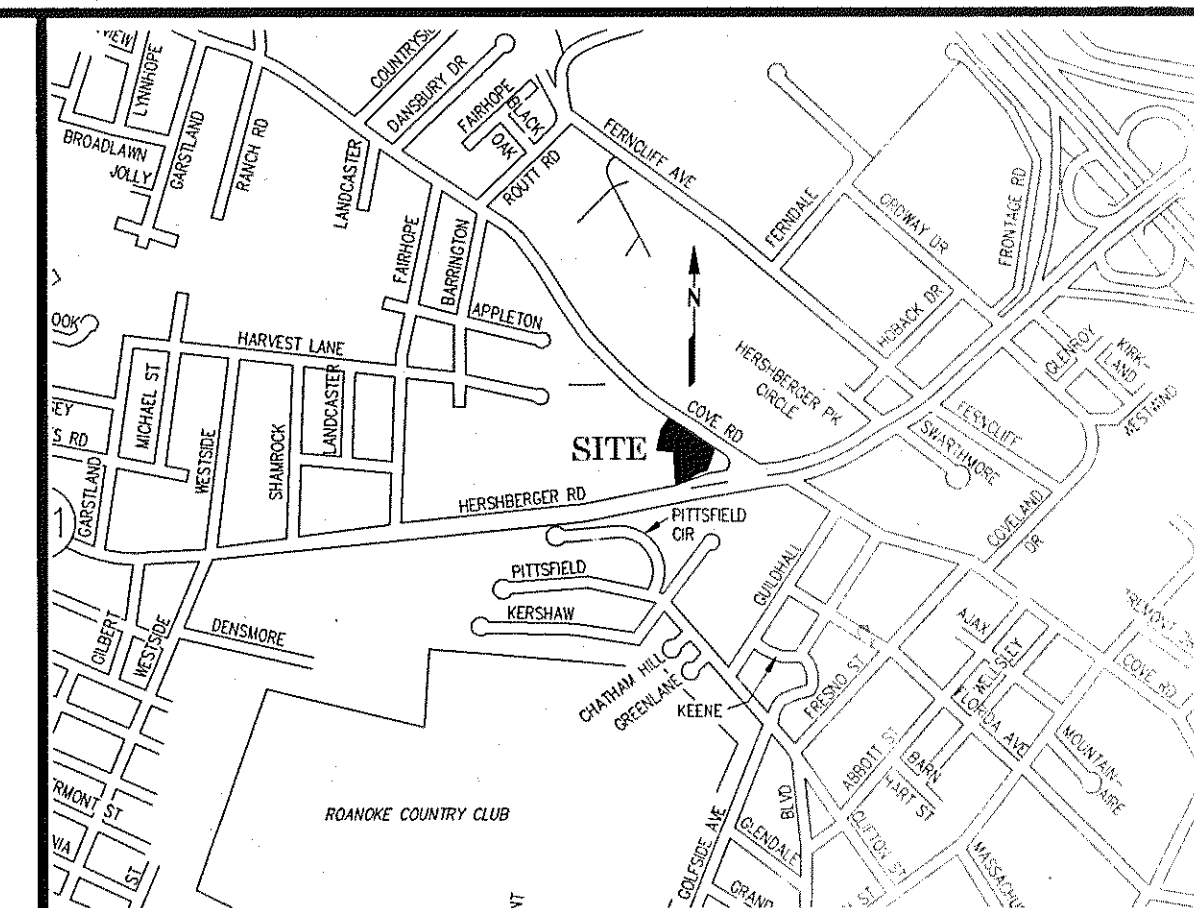
The said owners hereby vacates the property lines bounded by corners 11 to 19 to 14; 4 to 17 to 18; and 15 to 16 in accordance with the Section 15.2-2275 of the Code of Virginia as amended to date.

The subdivision of the land shown hereon is with the free will and consent and in accord with the desire of the undersigned owners as required by Section 15.2-2240 through 15.2-2279 of the Code of Virginia (1950) as amended to date, and the Subdivision Ordinance of the City of Roanoke, Virginia.

The said owners hereby dedicates to The City of Roanoke the land shown hereon bounded by corners 2 through 6 to 2, containing 7,876 Square Feet for street purposes.

BOUNDARY COORDINATES		
COR	NORTHING	EASTING
1	3637918.18	11050812.83
2	3637907.65	11050826.52
7	3637661.05	11051162.51
8	3637419.78	11051066.12
9	3637390.28	11050936.16
10	3637329.33	11050838.04
11	3637328.68	11050836.10
12	3637283.61	11050685.34
13	3637655.26	11050681.74
14	3637645.93	11050736.41
1	3637918.18	11050812.83

BOUNDARY COORDINATES SHOWN HEREON
BASED ON NAD83 VIRGINIA STATE PLANE



VICINITY MAP
(NOT TO SCALE)

Notes:

1. This plat is subject to information which may be disclosed by a title report and may not include all encumbrances on the property.
2. Horizontal datum based on NAD83 Virginia State Plane.
3. The Property is in FEMA defined Zone "Unshaded X" (areas determined to be outside 500-year floodplain) as indicated on Flood Insurance Rate Maps No. 51161C0024 D, Panel 24 of 90, October 15, 1993 and 51161C0042 F, panel 42 of 90, February 4, 2005. This determination is based on said map and has not been verified by actual field elevations.
4. This survey is base on a current field survey.
5. See Virginia Department of Transportation project number 0101-128-102-RW-201 for right of way information on Hersherberger Road.
6. The recordation of this plat 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.

In witness whereof, is hereby placed the Signature of the said owner on this the 25th Day of September, 2007.

Roy A. Stansur
AGENT
For: Appalachian Power Company

9/25/07
Date

APPROVED:

Philip C. Schir
CITY ENGINEER, ROANOKE, VIRGINIA

10-2-07
Date

Tom Carr
AGENT FOR THE CITY OF ROANOKE PLANNING COMM.

10-2-07
Date

COUNTY OF FRANKLIN
City of Roanoke
State of ~~Virginia~~ OHIO

I LISA ZINKA, a Notary Public in and for the aforesaid City and State, do certify that Roy A. Stansur, whose name is signed to the foregoing writing dated the 25th Day of September, 2007, has personally appeared before me in my city and state and has acknowledged the same on this 25th Day of September, 2007.

Lisa Zinka
Notary Public

7/19/2012
My Commission Expires

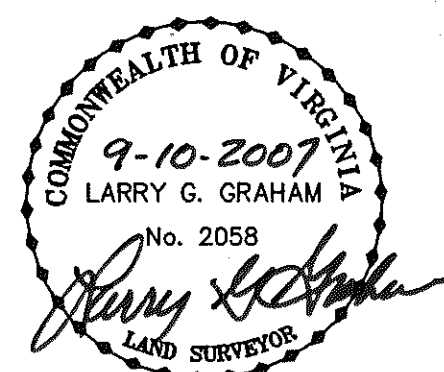
In the Clerk's Office of the Circuit Court for the City of Roanoke, Virginia this map was presented on this 3rd Day of OCTOBER, 2007 and with the Certificate of Acknowledgment thereto admitted to record 10:31 O'clock AM.

TESTE: Brenda S. Hamilton
CLERK

B. Rumbach
DEPUTY CLERK

Source Of Title:

1. Deed Book 897 Page 73 (City Of Roanoke)
2. Deed Book 928 Page 155 (County Of Roanoke)
3. Deed Book 988 Page 230 (County Of Roanoke)
4. Deed Book 1006 Page 471 (County Of Roanoke)



COMBINATION PLAT FOR
APPALACHIAN POWER COMPANY
SHOWING THE COMBINATION OF

TAX No. 6440203 (2.5913 AC.), TAX No. 6440204 (0.4196 AC.),
TAX No. 6440205 (0.6078 AC.), AND TAX No. 6440221 (0.5796 AC.),
AND DEDICATION 0.1808 AC. TO THE CITY OF ROANOKE FOR STREET PURPOSES
HEREBY CREATING TRACT "A" (4.1983 AC.)
SITUATE ON COVE ROAD, N.W. AND HERSHERBERGER ROAD, N.W.
THE CITY OF ROANOKE, VIRGINIA
SCALE 1" = 50' DATE: SEPTEMBER 10, 2007
M&C COMM No. 2746

SHEET 1 OF 2

Mattern & Craig, Inc.
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(540) 345-7691 FAX