

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BLACK DOG PROPERTIES, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS LABELED 1 THROUGH 5 TO 10 TO 9 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE PROPERTY CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NUMBER 030000764 AND BEING MORE PARTICULARLY SHOWN ON MAP RECORDED IN MAP BOOK 1, PAGES 2553-2554.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE PROPERTIES AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 2276 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE, AS AMENDED TO DATE.

THE CITY OF ROANOKE HEREBY CERTIFIES THAT THEY, AS THE OWNER OF LAND CONTIGUOUS WITH VACATED SPOTTSWOOD AVENUE, HAVE RELINQUISHED THEIR RIGHT TO ACQUIRE THE EASTERLY HALF OF VACATED SPOTTSWOOD AVENUE UNDER THE LAWS GOVERNING THE APPORTIONMENT OF VACATED RIGHTS-OF-WAY. FURTHER, THE CITY OF ROANOKE HEREBY AGREES TO THE LOCATION OF THE BOUNDARY LINES SHOWN HEREON FROM CORNERS 4 THRU 7.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS OF THE SAID OWNERS:

BLACK DOG PROPERTIES, LLC

BY: [Signature] ITS: MANAGER

DATE: 10/19/07

AGENT FOR THE CITY OF ROANOKE, VA

BY: [Signature] ITS: CITY MANAGER

CITY MANAGER

DATE: 10-22-07

STATE OF VIRGINIA

TO WIT: County of Roanoke

I, Loretta W. Kaffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, HEREBY CERTIFY THAT Robert Kulp WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME ON THIS 18 DAY OF October, 2007.

Loretta W. Kaffer April 30, 2008
NOTARY PUBLIC MY COMMISSION EXPIRES

REGISTRATION # 243063

STATE OF VIRGINIA

TO WIT: City of Roanoke

I, Cecilia A. Freeman, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, HEREBY CERTIFY THAT Darlene L. Burcham, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME ON THIS 22nd DAY OF October, 2007.

Cecilia A. Freeman
NOTARY PUBLIC MY COMMISSION EXPIRES

REGISTRATION # 31723

APPROVED:

Tom Carr 10/19/07
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

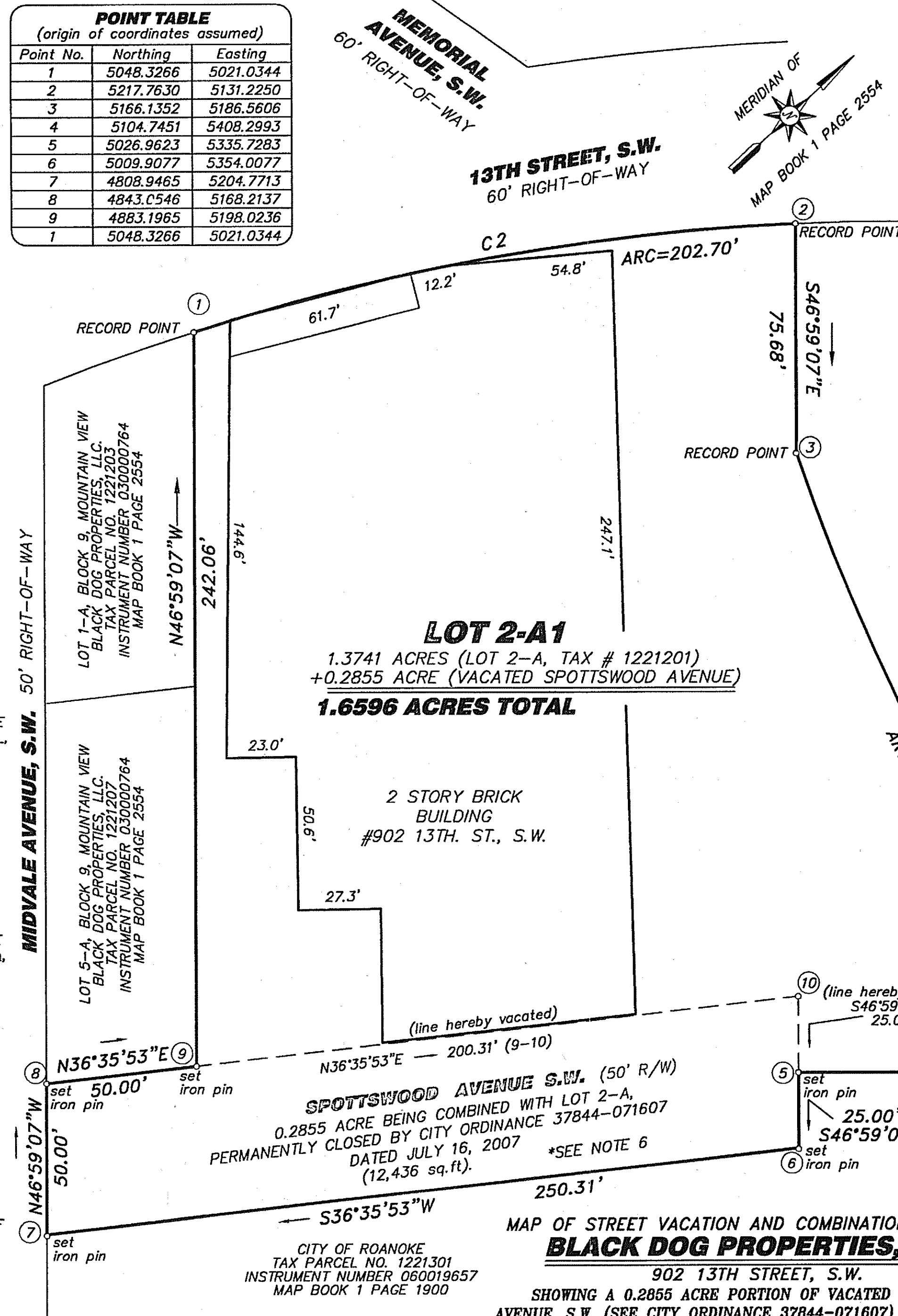
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:17 O'CLOCK P.M. ON THIS 22 DAY OF OCTOBER, 2007.

CLERK: BRENDA S. HAMILTON

BY: Melinda M Thomas
DEPUTY CLERK

POINT TABLE (origin of coordinates assumed)		
Point No.	Northing	Easting
1	5048.3266	5021.0344
2	5217.7630	5131.2250
3	5166.1352	5186.5606
4	5104.7451	5408.2993
5	5026.9623	5335.7283
6	5009.9077	5354.0077
7	4808.9465	5204.7713
8	4843.0546	5168.2137
9	4883.1965	5198.0236
1	5048.3266	5021.0344

MIDVALE AVENUE, S.W. 50' RIGHT-OF-WAY

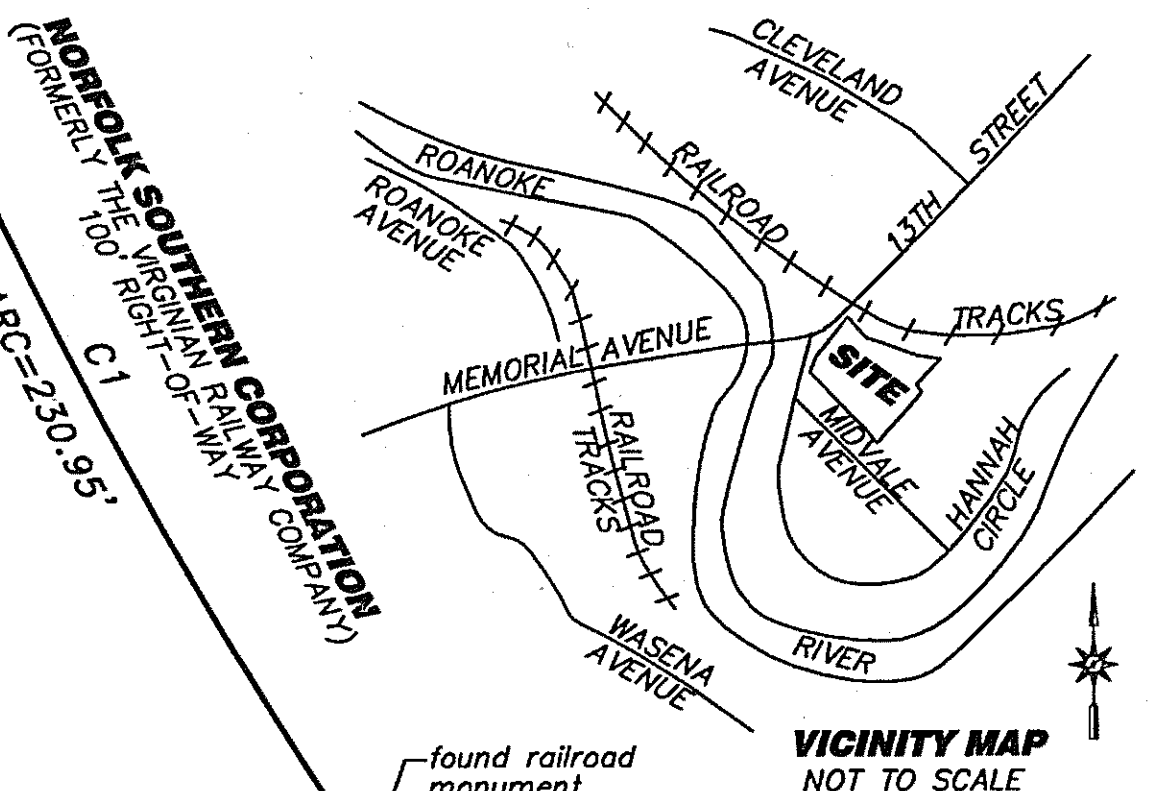


CURVE TABLE						
Curve No.	Arc	Radius	Bearing	Distance	Tangent	Delta
C1	230.95'	766.78'	S74°31'29"E	230.08'	116.36'	17°15'26"
C2	202.70'	768.98'	S33°02'15"W	202.12'	101.94'	15°06'11"

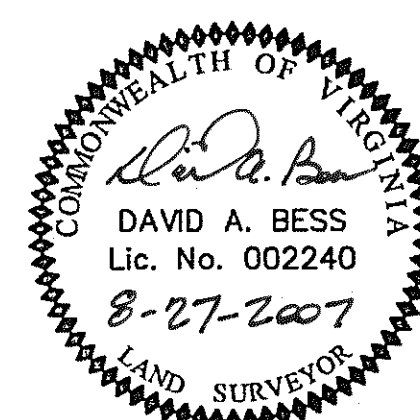


NOTES:

- LEGAL REFERENCE: INSTRUMENT NUMBER 030000764
TAX MAP NUMBER 1221201
CURRENT OWNER: BLACK DOG PROPERTIES, LLC.
- 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 MAP PANEL NUMBER 51161C0042D.
- THE PROPERTY LINES FROM CORNERS 4 THRU 10 ARE BASED ON A CURRENT FIELD SURVEY. OTHER PROPERTY LINES SHOWN ARE FROM EXISTING RECORDS AND PRIOR SURVEYS. THE IMPROVEMENTS ON EXISTING LOT 2-A ARE NOT SHOWN.
- 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.
- SPOTTSWOOD AVENUE WAS VACATED AND CLOSED BY CITY ORDINANCE NUMBER 37844-071607, DATED JULY 16, 2007. SAID ORDINANCE RESERVES UNTO THE CITY OF ROANOKE AND ANY UTILITY COMPANY OR PUBLIC AUTHORITY, INCLUDING SPECIFICALLY, WITHOUT LIMITATION, PROVIDERS TO OR FOR THE PUBLIC OF CABLE TELEVISION, ELECTRICITY, NATURAL GAS OR TELEPHONE SERVICE, AN EASEMENT FOR SANITARY SEWER AND WATER MAINS, TELEVISION CABLE, ELECTRIC WIRES, GAS LINES, TELEPHONE LINES, AND RELATED FACILITIES THAT MAY NOW BE LOCATED IN OR ACROSS THE 0.2855 ACRE PORTION OF VACATED SPOTTSWOOD AVENUE.



LEGEND
R/W.....RIGHT-OF-WAY
S.W.....SOUTHWEST



ACS DESIGN

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