

This Boundary Line Vacation Plat Vacates
The Property Line Separating Tax Parcel
Number 1010702 (3,620 Sq. Ft.) And Tax
Parcel Number 1010703 (2,921 Sq. Ft.)
To Create One Parcel (6,541 Sq. Ft.).

Area Table		
Tax Parcel	Delta	Area
Before Boundary Vacation		
1010702	_____	3,620 Sq.Ft.
1010703	_____	2,291 Sq.Ft.
Now Lot 6A	_____	0,000 Sq.Ft.
After Boundary Vacation		
1010702	-3,620 Sq.Ft.	0000 Sq.Ft.
1010703	-2,291 Sq.Ft.	0000 Sq.Ft.
Now Lot 6A	+5,911 Sq.Ft.	5,911 Sq.Ft.

Property Corners			
	Northing	Easting	Description
1	10064.86	5034.06	Point In Concrete
2	10165.60	5043.14	Rod Found
3	10171.04	5099.58	Rod Set
4	10072.05	5108.62	Point In Concrete

The Platting Of The Land Shown Hereon Is With The Free Consent And In Accordance With The Desire Of The Undersigned Owners, Proprietors, And Trustees, If Any As Required By Section 15.2-2240 Through 15.2-2279 Of The Code Of Virginia (1950) As Amended, And The Subdivision Ordinance Of The City Of Roanoke, Virginia, As Amended.

Tom Peck, Owner, Zener, LLC. 12-13-07

City/ County Of Montgomery
State Of Virginia

I, Celote M. Parker, A Notary Public In And For The Aforesaid

City And State, Do Hereby Certify That Thomas Peck, Owner, Zener, LLC., Whose Name Is Signed To The Foregoing Has Personally Appeared Before Me In My City And State And Have Acknowledged The Same On This

The 13th Day Of December, 2007.

My Commission Expires: January 31, 2008

Notary Public: Christ M. Parker

Registration Number: **346818**

1. Owner: Zener, LLC.
PO Box 19308
Roanoke, VA 24019
- Surveyor: Anderson & Associates, Inc.
100 Ardmore St
Blacksburg, Virginia 24060
2. References: City Of Roanoke Tax Parcel 1010702; Instrument 070015039; Property Is A West Portion Of Lot #6, Ferdinand Rorer Map, Block 13; City Of Roanoke Tax Parcel 1010703; Instrument 070015039; Property Is A Portion Of Lot #6, Ferdinand Rorer Map, Block 13
3. This Plat Represents A Current Land Boundary Survey. Deeds And Plats Of Record Were Referenced.
4. This Plat Was Prepared Without The Benefit Of A Title Report And Therefore May Not Show All Encumbrances On Subject Property.
5. The Recodation 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.
6. Closure Of Boundary = 1:3.321.568

This Property Does Not Lie Within The Limits Of A 100-Year Or Other Restrictive Flood Boundaries As Designated By Current Federal Emergency Management Agency (FEMA) Maps. As Shown On Flood Insurance Rate Map (FIRM) Map Number 51161C0042 F, Effective Date February 4, 2005.

Tax Parcel # 1010701
N/F
Daniel R. & Anna M. Flynn
Instrument 040014877

Within The
Other Restrictive
ated By
Management
Shown On Flood
Map Number
ate February 4,

Tax Parcel # 1010701
N/F
Daniel R. & Anna M. Flynn
Instrument 040014877

56.70' (Total)
29.49'
N 84°29'23" E
27.21'
Gravel Alley
Alley Closed By Ordinance No. 9788,
Dated Feb. 7, 1949

Tax Parcel # 1010703
N/F
Zener, LLC
Instrument 070015039
423 Campbell Avenue SW
2,291 Sq. Ft.

Tax Parcel # 1010702
N/F
Opie Partnership
D.B. 1515, Pg. 1107

APCO 254-2724

(50' R/W)

Curb & Outter

Conc. Walk

N 05°08'50" E
101.15'

Line To Be Vacated
S 05°20'19" E
99.41'

2 Story Brick
Building
423 & #425

See D.B. 739, Pg. 456 and D.B.
918, Pg. 305 For Party Wall
Agreements

S 05°13'12" E
99.41'

Bldg. Corner
0.25' From
Corner

S 84°29'23" W
29.28'

74.90' (Total)
45.62'

Conc. Walk

Bldg. Corner
0.57' From
Corner

N 101°15' E

5th Street, S.W.

ohp

APCO 254-2889

Campbell Avenue, S.W.
(56' R/W)

Plat Of Boundary Line
Zener, LLC.
Combining
Tax Parcel Number 1010702
And
Tax Parcel Number 1010703

Tax Parcel # 1010704
N/F
Opie Partnership
D.B. 1515, Pg. 1107

Tax Parcel # 1010703
N/F
Zener, LLC
Instrument 070015039
423 Campbell Avenue SW
2,291 Sq. Ft.

New Lot 6A
5,911 Sq.Ft.
(thin Heavy Lines)

Plat Of Boundary Line Vacation For
Zener, LLC.
Combining
Parcel Number 1010702 (3,620 Sq. Ft.)
And
Parcel Number 1010703 (2,921 Sq. Ft.)
Creating Hereon
New Lot 6A
Situated At
425. & 423 Campbell Avenue SW
And Bounded By
Parcel 1010701 And Tax Parcel 1010704

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 December 17,, 2007

At 1:26 O'Clock P M

Testee: Brenda S. Hamilton, Clerk
Brenda S. Hamilton
 Deputy Clerk

City Approval Signatures:  12/17/07
Agent - City Of Roanoke Planning Commission Doc

Source Of Title:

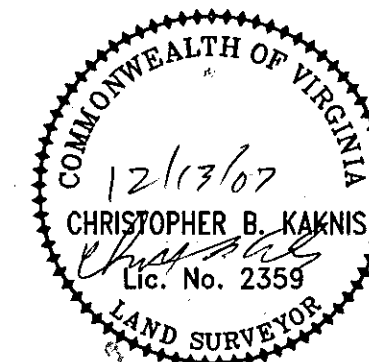
Know All Men By These Presents To Wit:
That Zener, LLC. Is The Fee Simple Owner Of The Land
Shown Hereon Bounded By Corners 1 To 4 To 1 Inclusive, And Is All
Of The Land Conveyed To Said Owner By Deed Recorded In The
Clerk's Office Of The Circuit Court Of The City Of Roanoke, Virginia, In
Instrument# 070015039.

Christopher B. Kaknis 12/13/07
Christopher B. Kaknis, L.S. 2359 Date

Surveyor's Acknowledgment Statement:

Boundary Survey Shown Is Based On A Current Field Survey.
Deeds And Plats Of Record Were Referenced.

Christopher B. Kaknis 12/13/07
Christopher B. Kaknis, L.S. 2359 Date



ANDERSON & ASSOCIATES, INC.
Professional Design Services
www.andassoc.com
VA - NC - TN - WV
100 Ardmore
Blacksburg,
540-552-5550

100 Ardmore St.
Blacksburg, Va. 24060
540-552-5592

DATE : 15 OCT 07
DESIGNED: ---
DRAWN : RLS
CHECKED : CBK
QA / QC :

REVISIONS:
08 NOV 07
13 DEC 07

Located In
City Of Roanoke, Virginia

DOCUMENT NO.
26550002

1 SHEET **1**
OF

Shelor, Ronnie / 12/12/2007 5:19 PM / u:\26\26550\26550srv\drawings\dwg\265500002.dwg