

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HURT PARK L.P. AND THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY ARE THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 21, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AS INSTRUMENT 070008947 AND D.B. 1214, Pg. 600

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE PLATING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE 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 THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, AS AMENDED.

FOR THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY:

Glenda Edwards 12-19-07
AGENT FOR HURT PARK L.P. DATE

NOTARY'S STATEMENT:

STATE OF: Virginia
CITY/COUNTY OF: Roanoke

TO WIT:

Katie Lynn Drewery, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT Glenda Edwards

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE OF 12-19-07, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND ON THIS 19 DAY OF December.

Katie Lynn Drewery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-31-2011

AGENT FOR ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY DATE

NOTARY'S STATEMENT:

STATE OF: Virginia
CITY/COUNTY OF: Roanoke

TO WIT:

Katie Lynn Drewery, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT Roger E Vest

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE OF 12-19-07, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND ON THIS 19 DAY OF December.

Katie Lynn Drewery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-31-2011

APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF THE CITY OF ROANOKE, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR RECORDATION.

Chris Clark 01/13/08
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Patricia S. Smith 1-13-08
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

Patrick D. Leary, L.S. #2671 11-30-2007
DATE

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 4:14 O'CLOCK P.M. ON THIS 2 January 2008

BRENDA S. HAMILTON, CLERK

TESTE: Deputy Clerk

Plat of Survey for
Hurt Park
Hereby Creating Lots 1 through 57
and dedicating portions of

Salem Ave, Westview Ave, 17th St & 18th St

Situated on Salem Avenue, S.W.

City of Roanoke, Virginia

SHEET INDEX:

SHEET 1 OF 5: SIGNATURES, NOTES, LINE AND CURVE TABLES, ABBREVIATIONS, ETC.

SHEET 2 OF 5: LOT LAYOUT AND EASEMENTS

SHEET 3 OF 5: SUBDIVISION PLAT

SHEET 4 OF 5: SUBDIVISION PLAT

SHEET 5 OF 5: ROW Vacation & Dedication

NOTES:

- OWNER: THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
- LEGAL REFERENCE: DB 1214 PG 600; DB 1435 PG 1467; MAP BOOK 1 PG 192
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ROANOKE CITY TAX PARCEL 1210634 (7.288 ACRES IN 3 PARTS) HEREBY CREATING LOTS 1-57, HURT PARK SUBDIVISION.
- BOUNDARY SURVEY PERFORMED BY GAY AND NEEL, INC. EXISTING IMPROVEMENTS NOT SHOWN FOR CLARITY.
- AREA TABULATION IS AS FOLLOWS:
ORIGINAL LOT AREA = 7.3643 ACRES
AREA OF EXISTING RIGHT OF WAY TO BE VACATED = 1.1102 ACRES
TOTAL AREA; PRE-DEVELOPMENT = 8.4745 ACRES

AREA OF PROPOSED RIGHT OF WAY TO BE DEDICATED = 1.1502 ACRES
TOTAL PROPOSED PRIVATE ALLEYS = 0.3803 ACRES
AREA LOTS 1 - 57 = 6.9440 ACRE
TOTAL AREA; POST-DEVELOPMENT (INCULING NEW ROW) = 8.4745 ACRES
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
- THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

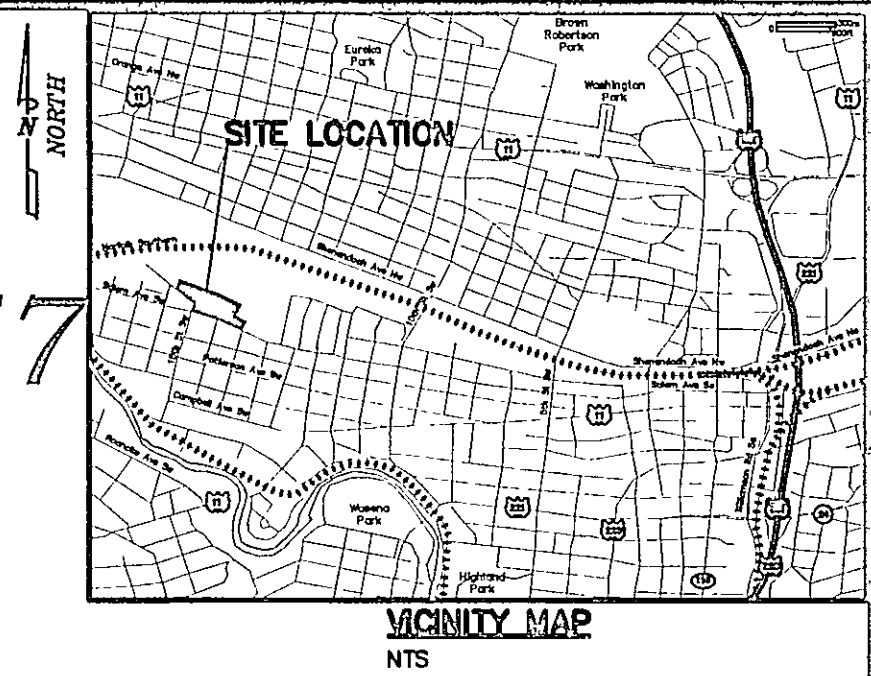
- THE TERM "HEREBY DEDICATED" DENOTES ITEMS DEDICATED TO THE CITY OF ROANOKE BY RECORDATION OF THIS PLAT.
- ROANOKE BY RECORDATION OF THIS PLAT.
 - ALL LOTS SHALL BE ACCESSED FROM THE STREETS CREATED BY THIS SUBDIVISION PLAT, AS SHOWN HEREON.
 - LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC., "MISS UTILITY" MARKINGS AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTENCE OF, OR LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD ZONE AND LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 51161C0042, EFFECTIVE DATE OF FEBRUARY 2, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
 - 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.
 - THE VACATION OF THE RIGHT OF WAYS, IDENTIFIED ON THIS PLAT, OCCURED ACCORDING TO THE COUNCIL OF THE CITY OF ROANOKE ORDINANCE #37688-022007, DATED FEBRUARY 20, 2007.

ABBREVIATIONS:
AC=ACRE(S)
AVE=AVENUE
BLVD=BOULEVARD
CIR=CIRCLE
D B=DEED BOOK
(DIST)=DISTURBED
DR=DRIVE
ESMT=EASEMENT
EX=EXISTING
FND=FOUND
INC=INCORPORATED
INST=INSTRUMENT
MAX=MAXIMUM
M.B.=MAP BOOK
MBL=MINIMUM BUILDING LINE
MIN.=MINIMUM
N/O=NUMBER
PG./PGS.=PAGE/PAGES
RD=ROAD
RTE=ROUTE
R/W=RIGHT-OF-WAY
ST=STREET
S.W.=SOUTHWEST
S.W.M.A.=STORM WATER MANAGEMENT AREA
S.W.M.E.=STORM WATER MANAGEMENT EASEMENT
(T)=TOTAL
W=WITH
W.V.A.=WESTERN VIRGINIA WATER AUTHORITY

LEGEND:

- PROPERTY LINE
- SPECIFIC DISTANCE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- NEW EASEMENT
- EXISTING EASEMENT
- EASEMENT CENTERLINE
- 5/8" IRON ROD SET
- POINT
- CONCRETE MONUMENT FOUND
- 5/8" IRON ROD FOUND

BOUNDARY COORDINATES		
CNR	NORTHING	EASTING
1	3627170.8191	11055896.5559
2	3627202.1867	11055835.6831
3	3627214.8232	11055807.7375
4	3627283.9206	11055631.4374
5	3627285.5440	11055627.2956
6	3627300.4664	11055574.2776
7	3627406.0873	11055198.8525
8	3627412.2543	11055195.3934
9	3627534.7226	11055229.8386
10	3627549.8192	11055234.0847
11	3627582.7634	11055184.2552
12	3627724.1028	11054970.4731
13	3627755.9214	11054922.3460
14	3627790.0533	11054934.9742
15	3627947.8091	11054993.3408
16	3627702.6235	11055656.0380
17	3627702.2209	11055655.5932
18	3627538.4148	11055973.4807
19	3627360.6303	11055881.8691
20	3627314.8245	11055970.7613
21	3627259.6077	11055942.3083



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	96°39'20"	70.85'	42.00'	47.19'	62.74'	N 21°05'57" W
C5	96°39'20"	37.11'	22.00'	24.72'	32.87'	S 21°03'57" E
C6	5°51'36"	30.68'	300.00'	15.35'	30.67'	N 65°40'06" W
C7	84°18'26"	7.36'	5.00'	4.53'	6.71'	N 26°26'40" W
C8	90°00'22"	7.85'	5.00'	5.00'	7.07'	S 60°42'44" W
C9	94°53'50"	7.45'	4.50'	4.90'	6.63'	N 63°09'28" E
C10	87°10'46"	6.85'	4.50'	4.28'	6.21'	S 27°52'50" E
C11	85°06'10"	6.68'	4.50'	4.13'	6.09'	N 26°50'32" W
C12	92°49'14"	7.29'	4.50'	4.73'	6.52'	S 62°07'10" W
C13	85°59'45"	157.60'	105.00'	97.91'	143.21'	N 27°17'20" W
C14	65°48'22"	120.60'	105.00'	67.94'	114.08'	N 17°11'38" W
C15	20°11'24"	37.00'	105.00'	18.69'	36.81'	N 60°11'31" W
C16	85°59'45"	82.55'	55.00'	51.28'	75.02'	S 27°17'20" E
C17	89°59'46"	7.85'	5.00'	5.00'	7.07'	N 29°17'20" W
C18	92°49'14"	7.29'	4.50'	4.73'	6.52'	N 62°07'10" E
C19	91°56'00"	7.22'	4.50'	4.65'	6.47'	N 25°30'13" W
C20	86°19'25"	12.05'	8.00'	7.50'	10.94'	S 22°41'55" E
C21	89°15'00"	12.46'	8.00'	7.90'	11.24'	N 65°05'17" E
C22	103°00'26"	12.52'	8.00'	10.06'	12.52'	S 71°58'00" W
C23	3°28'17"	25.75'	425.00'	12.88'	25.74'	S 64°07'30" E
C24	7°53'51"	51.69'	375.00'	25.89'	51.65'	N 66°20'17" W
C25	76°50'00"	10.73'	8.00'	6.34'	9.94'	N 18°06'47" W
C26	97°18'26"	50.95'	30.00'	34.09'	45.04'	N 68°57'26" E
C27	97°18'26"	135.87'	80.00'	90.91'	120.12'	S 68°57'26" W
C28	77°58'12"	108.87'	80.00'	64.75'	100.66'	S 59°17'19" W
C29	19°20'14"	27.00'	80.00'	13.63'	26.87'	N 72°03'29" W
C30	0°05'55"	0.52'	300.00'	0.26'	0.52'	N 62°47'15" W
C31	5°45'41"	30.17'	300.00'	15.10'	30.15'	N 65°43'03" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.60'	S 47°51'13" W
L2	13.86'	S 27°04'57" W

AREA SUMMARY:		
LOT 1	=4401 S.F.	LOT 30 =4193 S.F.
LOT 2	=2145 S.F.	LOT 31 =3661 S.F.
LOT 3	=4319 S.F.	LOT 32 =2247 S.F.
LOT 4	=4285 S.F.	LOT 33 =4939 S.F.
LOT 5	=2308 S.F.	LOT 34 =4807 S.F.
LOT 6	=4256 S.F.	LOT 35 =4077 S.F.
LOT 7	=4237 S.F.	LOT 36 =3305 S.F.
LOT 8	=2282 S.F.	LOT 37 =1719 S.F.
LOT 9	=4725 S.F.	LOT 38 =3452 S.F.
LOT 10	=5179 S.F.	LOT 39 =3309 S.F.
LOT 11	=2398 S.F.	LOT 40 =1548 S.F.
LOT 12	=4611 S.F.	LOT 41 =3059 S.F.
LOT 13	=4744 S.F.	LOT 42 =67140 S.F.
LOT 14	=2243 S.F.	LOT 43 =6440 S.F.
LOT 15	=4851 S.F.	LOT 44 =5125 S.F.
LOT 16	=4924 S.F.	LOT 45 =5146 S.F.
LOT 17	=2587 S.F.	LOT 46 =5167 S.F.
LOT 18	=5035 S.F.	LOT 47 =5188 S.F.
LOT 19	=5041 S.F.	LOT 48 =5208 S.F.
LOT 20	=2682 S.F.	LOT 49 =5229 S.F.
LOT 21	=6529 S.F.	LOT 50 =5250 S.F.
LOT 22	=5361 S.F.	LOT 51 =14131 S.F.
LOT 23	=2134 S.F.	LOT 52 =4882 S.F.
LOT 24	=4050 S.F.	LOT 53 =3870 S.F.
LOT 25	=3510 S.F.	LOT 54 =4406 S.F.
LOT 26	=2171 S.F.	LOT 55 =3474 S.F.
LOT 27	=4082 S.F.	LOT 56 =4042 S.F.
LOT 28	=4149 S.F.	LOT 57 =6243 S.F.
LOT 29	=1989 S.F.	ALLEYS =16564 S.F.
TOTAL OF LOTS & ALLEYS		=319048 S.F. =7.3243 AC.
AREA IN STREET RIGHT OF WAYS TO BE DEDICATED TO THE CITY OF ROANOKE FOR STREET PURPOSES		=1.1502 AC.
TOTAL AREA		=8.4745 AC.

GAY AND NEEL, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
328 Mountain Avenue, SW
Roanoke, Virginia 24016
Phone: (540) 345-1110 Fax: (540) 345-5560
Email: info@gayandneel.com

Plat of Survey for
Hurt Park
Hereby Creating Lots 1 through 57
and dedicating portions of
Salem Ave, Westview Ave, 17th St & 18th St
Situated on Salem Avenue, S.W.
City of Roanoke

COMMONWEALTH OF VIRGINIA
PATRICK D. LEARY
No. 2671
11-30-07
LAND SURVEYOR

REVISED:
04/18/07
07/06/07
09/20/07
10/31/07
11/30/07

DESIGNED/CALC.: PDL
CHECKED: PDL
DRAWN: N.T.S.
SCALE: N.T.S.
DATE: 01/30/07

JOB NO. 1588.0
SHEET 1 OF 5