

KNOW ALL MEN BY THESE PRESENTS TO WIT:  
THAT THE YMCA OF THE ROANOKE VALLEY, INC. IS THE OWNER OF TRACT "A" AND TRACT "C", REID JONES, JR. RESUBDIVISION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGE 885, BOUNDED BY OUTSIDE CORNERS 1 THRU 14 TO 1 INCLUSIVE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY THE JOCO FOUNDATION BY DEED RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE AS INSTRUMENT NUMBER 050007268.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAS COMBINED THE PROPERTIES OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

*[Signature]* 2/14/08  
AUTHORIZED AGENT FOR DATE  
YMCA OF ROANOKE VALLEY, INC.  
INST. # 050007268

PROPERTY OF  
**CITY OF ROANOKE  
REDEVELOPMENT &  
HOUSING AUTHORITY**  
LOT 14 & PT ALLEY BLK 2  
OFFICIAL SURVEY SEC NW7  
TAX NO. 2020221  
ORANGE AVENUE N.W.

STATE OF VIRGINIA  
County of Roanoke

TO WIT:

I, Rose Lee Nichols A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
F. Cal Johnson AUTHORIZED AGENT FOR THE YMCA OF THE  
ROANOKE VALLEY, INC., WHOSE NAME IS SIGNED TO THE FOREGOING  
WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED  
THE SAME IN MY AFORESAID JURISDICTION ON THIS 14 DAY OF  
February 2008.

MY COMMISSION EXPIRES:

9-30-2010

*[Signature]*  
NOTARY PUBLIC # 325747

#### GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0162 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PUBLIC UTILITY EASEMENTS "A" AND "B" AND 0.013 ACRE FOR ROAD WIDENING CONVEYED TO THE CITY OF ROANOKE IN D.B. 1730, PG. 581.

#### CITY OF ROANOKE NOTES:

1. 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 RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY ROANOKE.

APPROVED: *[Signature]* 2/14/08  
AGENT CITY OF ROANOKE PLANNING COMMISSION DATE

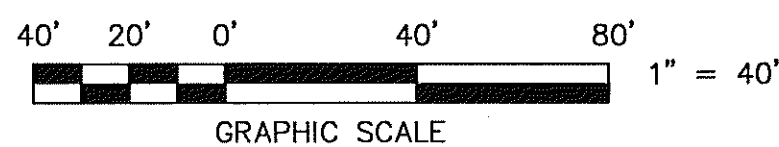
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:23 O'CLOCK A.M. ON THIS 15 DAY OF FEBRUARY 2008.

TESTE: BRENDA S. HAMILTON  
CLERK

BY: *[Signature]*  
DEPUTY CLERK

#### REFERENCE MAPS:

1. PLAT OF SURVEY SHOWING RESUBDIVISION OF PROPERTY OF REID JONES, JR. BY LUMSDEN ASSOCIATES, P.C. DATED 27 FEBRUARY 1989 AND RECORDED IN M.B. 1, PG. 885.



CLOSED BY LRD JANUARY 16, 2008

ORANGE AVENUE, N.W.  
U.S. ROUTE 460  
VARIABLE WIDTH

M.B. 1, PG. 885

SEE D.B. 1730, PG. 518  
FOR PUBLIC UTILITY  
EASEMENT AND  
ROAD WIDENING

PROPERTY OF  
**YMCA OF THE ROANOKE VALLEY, INC.**  
TRACT B DUNCAN LAND  
TAX NO. 2020222  
INST # 050007268

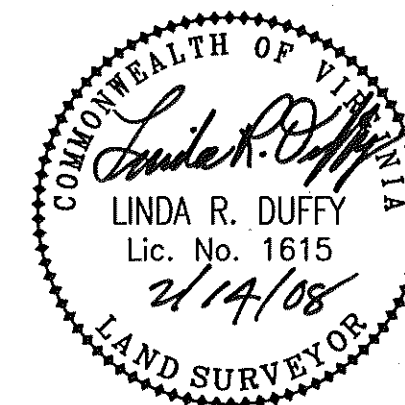
0.7495 AC. TRACT A  
+0.4943 AC. TRACT C  
1.2438 AC. TRACT A1  
BOUNDED BY CORNERS  
1 THRU 14 TO 1  
INCLUSIVE

TRACT C, DUNCAN LAND  
TAX NO. 2020263  
21,532 SQ. FT.  
0.4943 AC.

CHERRY AVENUE, N.W.  
30' WIDE

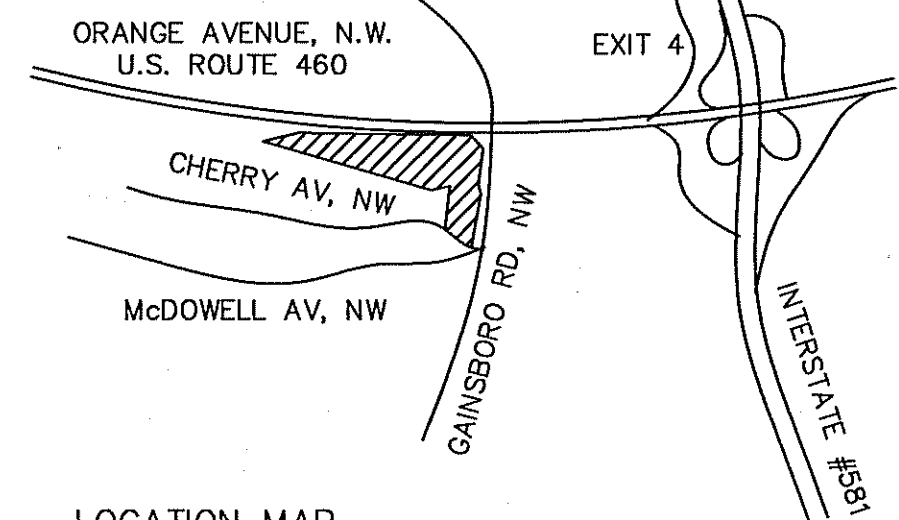
McDOWELL AVENUE, N.W.  
50' WIDE

GAINSBORO ROAD, N.W.  
VARIABLE WIDTH  
(FORMERLY PEACH ROAD)



THIS VACATION AND COMBINATION PLAT IS PLATTED FROM RECORDS. THE YMCA OF ROANOKE VALLEY, INC. IS THE OWNER OF RECORD, SEE INST. NO. 050007268.

M.B. 1 PG. 3301



#### TRACT "A1"

CORNER	NORTHING	EASTING
1	5124.70	4705.75
2	5088.65	4995.32
3	5071.66	5004.65
4	4999.89	5002.02
5	4989.24	5005.98
6	4951.52	5007.41
7	4764.94	4966.53
8	4743.90	4967.80
9	4751.31	4890.22
10	4777.74	4869.97
11	4779.86	4867.43
12	4974.03	4909.98
13	4978.94	4888.74
14	5119.95	4622.16
1	5124.70	4705.75

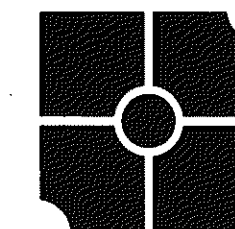
THESE COORDINATES ARE BASED  
ON AN ASSUMED DATUM

#### PLAT FROM RECORDS FOR YMCA OF ROANOKE VALLEY, INC.

SHOWING THE VACATION AND COMBINATION OF  
TRACT "A", 32,649 SQ. FT. (0.7495 AC.) AND  
TRACT "C", 21,532 SQ. FT. (0.4943 AC.)  
PLAT OF SURVEY FOR REID JONES, JR.  
M.B. 1, PG. 885  
CREATING HEREON TRACT "A1", 1.2438 ACRES  
SITUATE ON ORANGE AVENUE, N.W. - U.S. ROUTE 460  
ROANOKE, VIRGINIA

TAX NO. 2031908  
2020263  
DRAWN: LRD  
CALC.: LRD

SCALE: 1"= 40'  
DATE: 16 JAN., 2008  
W.O. 07-0365-03  
REV: 14 FEB., 2008



**parker**  
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M.B. 1 PG. 3301

0662