

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BREAKELL, INC. IS THE OWNER OF LOT 1 AND THE GREATER PORTION OF LOT 2, BLOCK 57, RIVER VIEW & WEST END LAND CO., BOUNDED BY CORNERS 1, 2, 9 THRU 12 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY ALFRED SILVERSTEIN AND BETTY LEE SILVERSTEIN BY DEED DATED JANUARY 25, 1968 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1231, PG. 589 (CHARTER BOOK 67, PG. 1164).

THAT BREAKELL, INC. IS THE OWNER OF THE PROPERTY FORMERLY 24th STREET, S.W., BOUNDED BY CORNERS 2, 3, 6 THRU 9 TO 2 INCLUSIVE, BEING THE PROPERTY PERMANENTLY VACATED BY ORDINANCE DATED MAY 17, 1971 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS ORDINANCE NO. 19652 AND RECORDED IN D.B. 1293, PG. 173.

THAT BREAKELL, INC. IS THE OWNER OF LOT 21 AND LOT 22, BLOCK 50, RIVER VIEW & WEST END LAND CO., BOUNDED BY CORNERS 3 THRU 6 TO 3 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY WILLIAM WATTS AND ELIZABETH B. WATTS AND STANLEY BREAKELL AND EDITH G. BREAKELL BY DEED DATED FEBRUARY 20, 1962 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1112, PG. 256 (CHARTER BOOK 67, PG. 1164).

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED 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 ROANOKE CITY SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE LINES SHOWN DOTTED HEREON.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, A 20 FOOT WATER LINE EASEMENT AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES, 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.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Di C. De 3.5.08
AGENT - BREAKELL, INC. DATE

D.B. 1231, PG. 589 (CHARTER BOOK 67, PG. 1164);
D.B. 1112, PG. 256; D.B. 1293, PG. 173 (CHARTER BOOK 67, PG. 1164)

STATE OF VIRGINIA
COUNTY OF ROANOKE
TO WIT:

I, *Roy C. Chongas, Jr.*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT AGENT FOR BREAKELL, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 5th DAY OF MARCH, 2008.

MY COMMISSION EXPIRES:

10-31-09
NOTARY PUBLIC # 353508

GENERAL NOTES:

- 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.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X", AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0163G, MAP REVISED DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED.
- 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.

APPROVED:

C. C. De 3/5/08
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 4:14 O'CLOCK P.M. ON THIS 5th DAY OF MARCH, 2008.

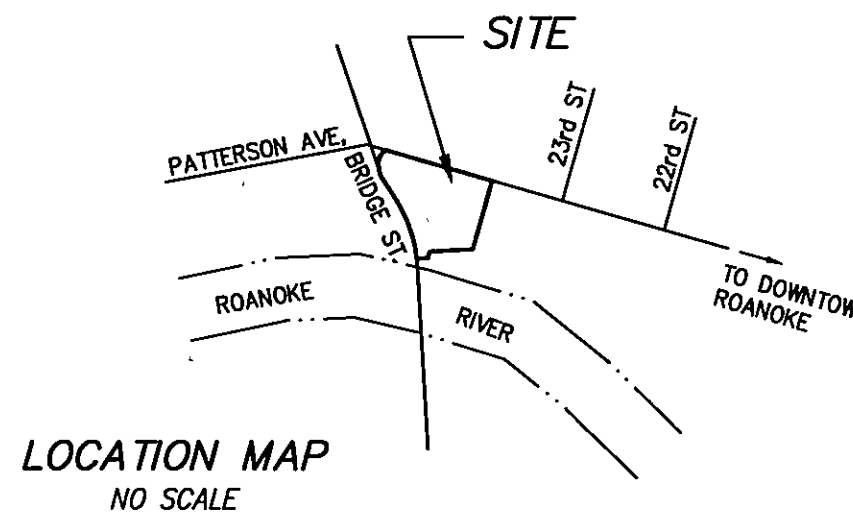
TESTE: BRENDA S. HAMILTON

BY: *Laura B. Bower*
DEPUTY CLERK

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING & DIST.
C1	105.29'	1813.20'	3°19'38"	S 86°46'05" W, 105.28'
C2	52.64'	1813.20'	1°39'48"	S 87°36'00" W, 52.64'
C3	52.65'	1813.20'	1°39'50"	S 85°56'11" W, 52.65'
C4	28.03'	1798.20'	0°53'35"	S 84°28'36" W, 28.03'
C5	150.32'	323.00'	26°39'54"	N 19°06'04" W, 148.97'
C6	54.80'	323.00'	9°43'12"	N 10°37'43" W, 54.73'
C7	80.58'	323.00'	14°17'39"	N 22°38'08" W, 80.37'
C8	14.94'	323.00'	2°39'03"	N 31°06'30" W, 14.94'
C9	42.39'	67.00'	36°15'12"	N 14°18'30" W, 41.69'
C10	36.07'	33.00'	62°37'26"	N 35°07'00" E, 34.30'

REFERENCE MAP:

- SURVEY FOR BREAKELL, INC. BY BALZER AND ASSOCIATES DATED JANUARY 13, 1993 AND RECORDED IN D.B. 1674, PG. 1415.
- MAP OF RIVER VIEW WEST END LAND CO. DATED 1890 TRACED IN THE OFFICE OF THE CITY ENGINEER OF ROANOKE VIRGINIA NOV. 28, 1922.



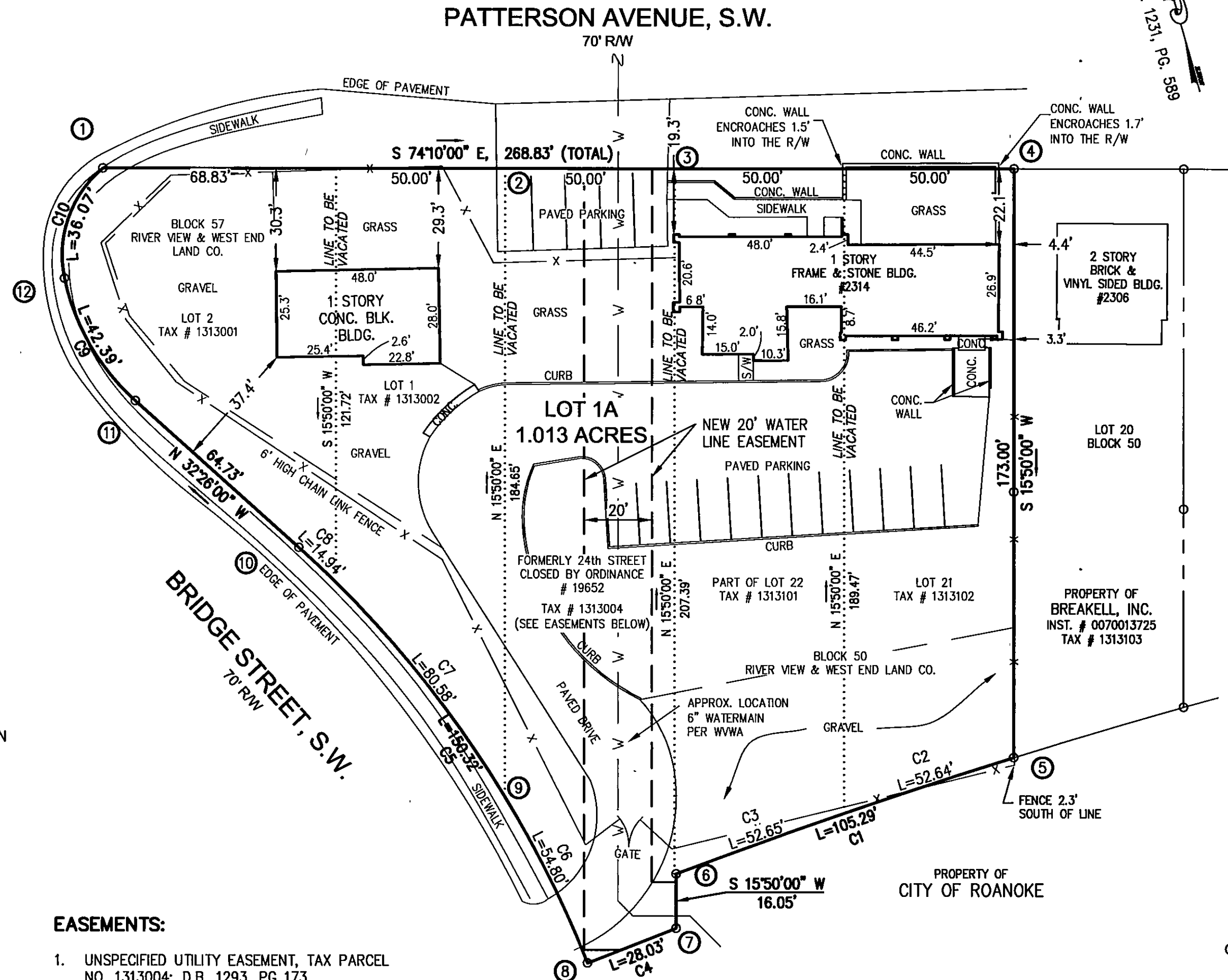
LEGEND:

BLDG. BUILDING
BLK. BLOCK
CONC. CONCRETE
R/W RIGHT-OF-WAY
SW SIDEWALK

OUTSIDE BOUNDARY CORNERS

CORNER	NORTHING	EASTING
1	5073.35	4741.37
4	5000.00	5000.00
5	4833.57	4952.80
6	4827.63	4847.69
7	4812.19	4843.31
8	4809.49	4815.41
10	4950.26	4766.66
11	5004.89	4731.94
12	5045.29	4721.64
1	5073.35	4741.37

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.



EASEMENTS:

- UNSPECIFIED UTILITY EASEMENT, TAX PARCEL NO. 1313004; D.B. 1293, PG. 173.
- NEW 20' WATERLINE EASEMENT BASED ON WESTERN VIRGINIA WATER AUTHORITY GISAND IS APPROXIMATE.

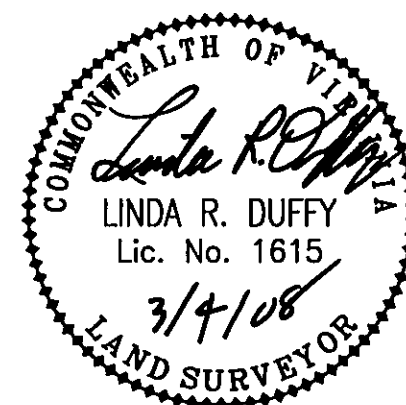
PLAT OF SURVEY FOR BREAKELL, INC.

SHOWING THE VACATION, COMBINATION & RESUBDIVISION OF LOT 1 AND GREATER PORTION OF LOT 2, BLOCK 57; THE CLOSED PORTION OF 24th STREET, S.W. AND LOT 21 AND LOT 22, BLOCK 50, RIVER VIEW & WEST END LAND CO. PROPERTY

CREATING HEREON LOT 1A, 1.013 ACRE
SITUATE ON PATTERSON AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA

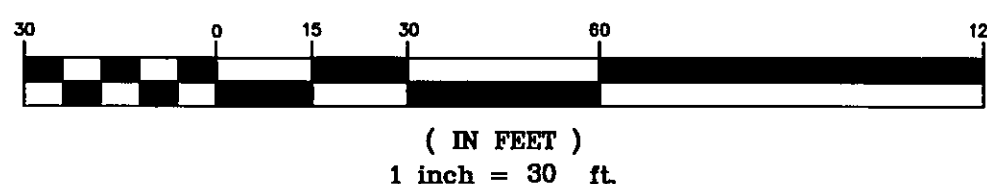
TAX NO.: 1313001, 1313002, 1313004
1313101, 1313102
DRAWN: JJB
N.B.: KF-22

SCALE: 1" = 30'
DATE: March 4, 2008
W.O.: 07-0403-01



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. BREAKELL, INC. [CHARTER BK. 67, PG. 1164; (D.B.1231, PG. 589; D.B. 1293, PG. 173; D.B. 1112, PG. 256)] IS THE OWNER OF RECORD.

GRAPHIC SCALE



CLOSED BY JJB 11/30/07

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