PG. 3329 NOTES: KNOW ALL MEN BY THESE PRESENTS TO WIT: 1. OWNER OF RECORD: HABITAT FOR HUMANITY IN THE ROANOKE VALLEY, INC. COORDINATE LIST (ASSUMED) THAT HABITAT FOR HUMANITY IN THE ROANOKE VALLEY, INC. IS THE FEE SIMPLE OWNER OF 2. LEGAL REFERENCES: INSTRUMENT #040007960 SHENANDOAH AVE NW CORNER THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 10 TO 1, INCLUSIVE, NORTHING **EASTING** PLAT RECORDED IN DEED BOOK 1534, PAGE 1104 STATE HIGHWAY PLAT BOOK 9, PAGE 123 AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE 7082.9741 7640.0235 CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT 3. ORIGINAL TAX MAP #'S: 1010101, 1010102, 1010103 7259.3403 7654.9883 2 NUMBER 040007960. 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT 3 7253.1739 7725.7201 THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH 7726.1330 7257.6548 LAND, ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AFFECT THE PROPERTY NOT SHOWN HEREON. 7257.2702 7730.3065 AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN 5. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE. 7251.7641 7790.0554 NORFOLK AVE SW BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0164 G (EFFECTIVE DATE: SEPT. 28, 2007). 7790.0554 7242.7641 THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS 6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES. 7062.4579 7874.6649 REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY SALEM AVE SW 7071.1783 7774.9459 WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE 10 7076.4053 7715.1736 OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR 7082.9741 7640.0235 AVE SW OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE. VICINITY MAP IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS: NO SCALE HABITAT FOR HUMANITY IN THE ROANOKE VALLEY, INC. LINE TABLE BY: GOO MINON **BEARING** LINE LENGTH DETAIL OF CORNER 6 332 SF DEEDED TO L1 N05*15'54"E 4.50' NO SCALE NORFOLK AVENUE, S.W. - R/W VARIES COMMONWEALTH OF VIRGINIA Executive Director -*D.B. 1673, PG. 486* APPROX. LOC. NORFOLK AVENUE, S.W. HWY.P.B. 9, PG. 123 RAILWAY SIDING EASEMENT EDGE OF PAVEMENT EDGES OF PAVEMENT-D.B. 496, PG. 45--CONC. CURB AND GUTTER STATE OF VIRGINIA COMMONWEALTH AT LARGE -GRAVEL -584°44'06"E 164.30' TOTAL 4)-7 EEDED / CONC. SIDEWALK - GRAVEL -S84°44'06"E 139.46' PROPERTY 2.2 Jessica L. Nash TIE (NOT TO SCALE) \$85°01'03"E 71.00"---100.10' (LOT) CORNER A NOTARY 60.0' (BLDG) -*GRAVEL*-60.00' (LOT) PUBLIC IN AND FOR THE AFORESAID STATE DO 19.7' MAG NAIL **FENCE** HEREBY CERTIFY THAT CORNER (6) FIRE CONC. LOADING DOCK -FOUND **BUILDING** Karen L. Mason FALLS INSIDE **ESCAPE** CORNER IS BUILDING-CORNER (5) <u>@</u> NAME IS SIGNED TO THE FOREGOING SEE DETAIL INSTRUMENT, HAS PERSONALLY APPEARED. AT RIGHT BEFORE ME AND ACKNOWLEDGED THE SAME 4 STORY BRICK ON THIS IST DAY OF MAY 200 8. BUILDING 1 STORY BRICK REG. #353945 #403 **BUILDING** 4 STORY **BRICK** MY COMMISSION EXPIRES 8-31-08 LOT 1A BUILDING #365 42,351 SF 1 STORY **BLOCK** Lic. No.002806 TOTAL **BUILDING** BUILDING #419 CORNER 1.1' **LEGEND** EAST OF LINE - IRON PIN FOUND - 8"SAN 8'SAN - IRON PIN SET -FENCE - GAS VALVE APPROX. LOC. EXISTING SANITARY SEWER LINE - UTILITY POLE RESUBDIVISION PLAT FOR OBSERVED BY GREEN - WATER METER HABITAT FOR HUMANITY **PAVED** UTILITY PAINT MARKS AND - WATER VALVE PARKING TESTIMONY BY WESTERN IN THE ROANOKE VALLEY, INC. AREA - WATER MANHOLE VIRGINIA WATER AUTHORITY BEING THE COMBINATION OF - MANHOLE EASTERN PART OF LOT 1. BUILDING **BLDG** - BUILDING LOT 2. AND LOT 3A CORNER IS CONC CONCRETE OFFICIAL SURVEY S.W.#7 ON LINE ASPH. - ASPHALT LESS AND EXCEPT LOT 2 CENTERLINE LOT 3A T.M. #1010102 - RIGHT OF WAY T.M. #1010103 332 SF DEEDED TO THE - HIGHWAY 10,882 SF 18,116 SF COMMONWEALTH OF VIRGINIA APPROX. LOC. - APPROXIMATE LOCATION **DEED BOOK 1673, PAGE 486** - TAX MAP PARCEL NUMBER SF - SQUARE FEET CREATING HEREON D.B., PG. - DEED BOOK, PAGE EASTERN PART 1 STORY FRAME LOT 1A (42,351 SF) - PLAT BOOK, PAGE P.B., PAGE OF LOT 1 BUILDING M.B., PG. - MAP BOOK, PAGE T.M. #1010101 #409 BUILDING SITUATED ALONG SALEM AVENUE, S.W. - INSTRUMENT INST. 13,353 SF CORNER 1.1' CITY OF ROANOKE, VIRGINIA SURVEYED FEBRUARY 7, 2008 EAST OF LINE 45.9 BUILDING JOB #R0810043.00 CORNER 1.1' SCALE: 1"= 20' EAST OF LINE VAULT ---SHEET 1 OF 1 CONC. RAMP **BUTTRESS** CORNER 0.9' CONC. EAST OF LINE I HEREBY CERTIFY THAT THIS PLAT IS CHISELED CONC. RAMP CORNER (8) NOT ASPH. FROM A CURRENT FIELD SURVEY AND "X" FOUND SET DUE TO IS CORRECT TO THE BEST OF MY IN THE CLERK'S OFFICE OF THE GAS. METER 100.10' 75.44 60.00 KNOWLEDGE AND BELIEF. CIRCUIT COURT OF CITY OF —N85'00'08"W 235.54' ТОТАL (8) — (1) CONC. (10) ROANOKE, VIRGINIA, THIS MAP WITH THE **ENTRANCE** ÜŴН - OHU - ОНО - ОНО - ОНО - ОНО - ОНО - ОНО - CERTIFICATE OF ACKNOWLEDGMENT <u> ПНИ ПНИ -</u> THERETO ANNEXED IS ADMITTED TO -CONC. CURB M IRON PIN BEARS 002806 SALEM AVENUE, S.W. RECORD AT 10:48 O'CLOCK A.M. 115' ± TO P.I. S53'00'25"W 0.5' 5TH ST., S.W. FROM CORNER (10) ON THIS ___ DAY OF MAY 200**8**, GRAPHIC SCALE IN MAP BOOK _____, PAGE **3329** APPROVED: BRENDA **CLERK** AGENT, CITY OF ROANOKE PLANNING COMMISSION Katu Thomas TEL: 540-772-9580 FAX: 540-772-8050 PLANNERS ARCHITECTS ENGINEERS SURVEYORS (IN FEET) 1 inch = 20 ft. **DEPUTY CLERK** PLANNERS
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