

Clerks Certificate:

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 June 25, 2008

At 11:54 O'Clock A M

Testee: Brenda S. Hamilton, Clerk.

Deputy Clerk

City Approval Signatures:

6/20/08
Agent - City Of Roanoke
Planning Commission

Notary Certificate:

City/ County Of ROANOKE
State Of VA

I, CINDIE GARST HENSEY, A Notary Public In And For The

Aforesaid

City And State, Do Hereby Certify That Daniel R. Flynn 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 25th Day Of JUNE, 2008.

My Commission Expires: 12/31/2008

Notary Public: CINDIE GARST HENSEY

Registration Number: 226918

Surveyor's Acknowledgment Statement:

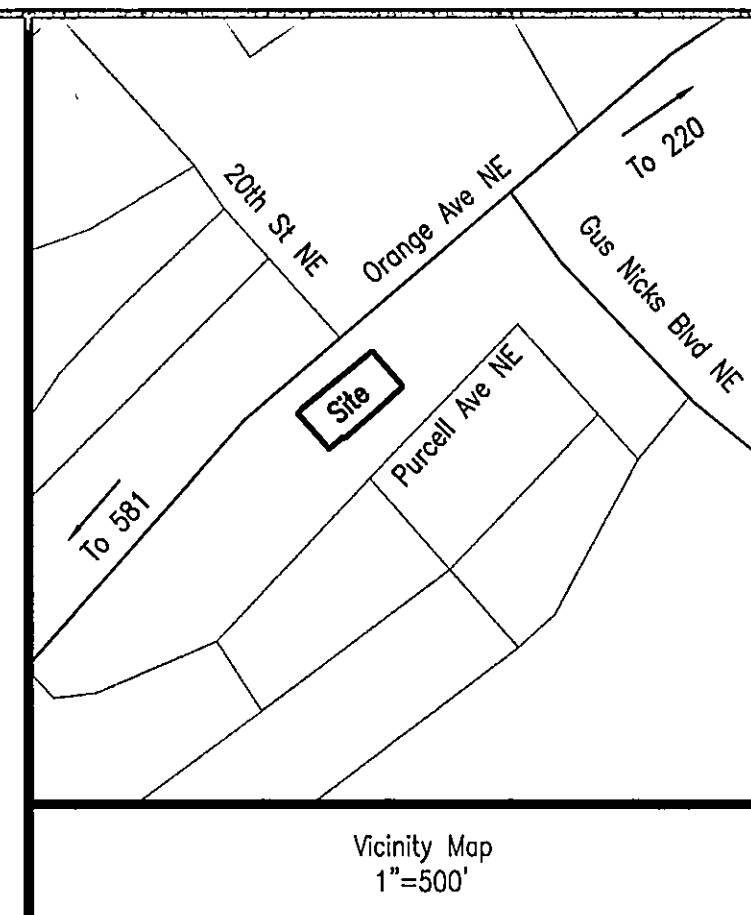
Boundary Survey Shown Is Based On A Current Field Survey, Deeds And Plats Of Record Were Referenced.

Christopher B. Kaknis 6/17/08
Christopher B. Kaknis, L.S. 2359 Date

Standard Flood Statement:

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 51161C0166 G, Effective Date September 28, 2007.

Line Table		
Line	Length	Bearing
L1	80.81	S48°25'08"W
L2	5.00	N42°01'00"W
L3	50.10	S50°40'50"W
L4	21.13	N42°27'31"E



Know All Men By These Presents To Wit:

That Bellavista Holdings, LLC. Is The Fee Simple Owner Of The Land Shown Hereon Entirely Of Their Own Free Will And Accord As Required By Section 15.2-2240 Through 15.2-2279 Of The 1950 Code Of Virginia As Amended To Date, And As Required By The City Of Roanoke, Virginia Subdivision Ordinance As Amended To Date.

The Said Owners Hereby Certify That They Have Vacated The Lines Shown Hereon Entirely Of Their Own Free Will And Accord As Required By Section 15.2-2240 Through 15.2-2279 Of The 1950 Code Of Virginia As Amended To Date, And As Required By The City Of Roanoke, Virginia Subdivision Ordinance As Amended To Date.

Witness The Signatures And Seals Of Said Owners:

Daniel R. Flynn
Daniel R. Flynn, Managing Member

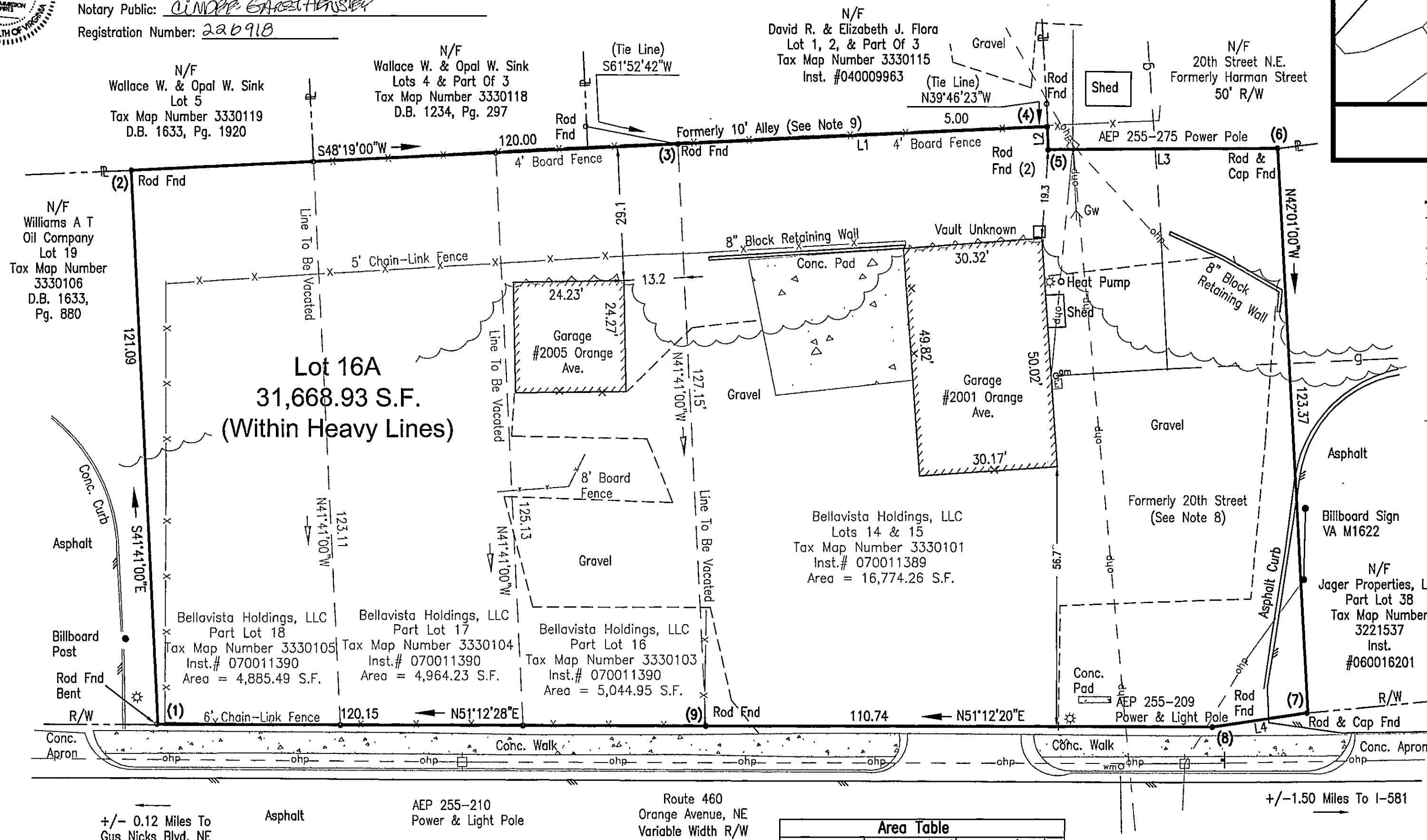
6-20-08
Date

Lot Boundary Changes:

This Boundary Line Vacation Plat Vacates The Property Lines Separating Tax Parcel Number 3330101 (16,774.26 S.F.); Tax Parcel Number 3330103 (5,044.95 S.F.); Tax Parcel Number 3330104 (4,964.23 S.F.); And Tax Parcel Number 3330105 (4,885.49 S.F.); To Create One Parcel (31,668.93 S.F.).

Notes:

- Owner: Bellavista Holdings, LLC
1019 Bradford Court
Goodview, VA 24095
- References: City Of Roanoke Tax Parcels: 3330103, 3330104, And 3330105 Reference Instrument# 070011390; City Of Roanoke Tax Parcel 3330101 Reference Instrument# 070011389.
- This Plat Represents A Current Land Boundary Survey. Deeds And Plats Of Record Were Referenced.
- This Plat Was Prepared Without The Benefit Of A Title Report And Therefore May Not Show All Encumbrances On Subject Property.
- 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.
- Closure Of Boundary = 1:835,996. Property Is Served By Public Water And Sewer Systems.
- Portion Of 20th Street (Formerly Harman Street) Vacated Per Ordinance #19079, Dated 16 March 1970, Recorded In Deed Book 1271 Page 595.
- Portion Of 10' Alley Vacated Per Ordinance #19467 Dated January 18, 1971, And Recorded In Deed Book 1287 Page 279.



Legend:	
---	Existing Property Line
---	Existing Adjoining Property Line
---	Existing Pavement
---	Existing Gravel
---	Existing Overhead Power
---	Existing Power Pole
---	Existing Light Pole
---	Existing Guy Wire
---	Existing Electric Box
---	Existing Gas Meter
---	Existing Water Meter
---	Existing Fire Hydrant
---	Existing Fence
---	Existing Dripline
---	Existing Sign
---	Property Line

Abbreviations:

Fnd = Found
AEP = American Electric Power
Conc. = Concrete
SF = Square Feet
Gw = Guy Wire
R/W = Right Of Way
D.B. = Deed Book
Pg. = Page
N/F = Now Or Formerly

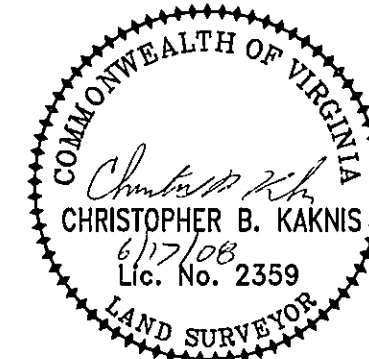
Property Corners			
	Northing	Easting	Description
1	10325.33	11290.32	Rod Found (Bent)
2	10234.89	11370.85	Rod Found
3	10155.09	11281.23	Rod Found
4	10101.46	11220.78	Rod Found
5	10105.17	11217.43	Rod Found
6	10073.42	11178.67	Rod & Cap Found
7	10165.08	11096.10	Rod & Cap Found
8	10180.67	11110.36	Rod Found
9	10250.05	11196.67	Rod Found

Area Table		
Tax Parcel	Exchange (S.F.)	Area (S.F.)
Before Boundary Vacation		
3330101		16,774.26
3330103		5,044.95
3330104		4,964.23
3330105		4,885.49
New Lot 16A		0.00 S.F.
After Boundary Vacation		
3330101	-16,774.26	0.00
3330103	-5,044.95	0.00
3330104	-4,964.23	0.00
3330105	-4,885.49	0.00
New Lot 16A	+31,668.93	31,668.93 S.F.

20 10 0 20 40 60

SCALE IN FEET

Plat Of Boundary Line Vacation For
Bellavista Holdings, LLC
Combining
Tax Parcel Numbers 3330101, 3330103,
3330104 And 3330105
Creating Hereon
Lot 16A (31,668.93 S.F.)
Situated At
2005 Orange Avenue, NE
And
Originally Part Of Jackson Park, Block 20
Located In
City Of Roanoke, Virginia



ANDERSON & ASSOCIATES, INC.
Professional Design Services
www.andassoc.com
VA - NC - TN - WV

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

DATE : May 28, 08
DESIGNED:
DRAWN : RLS
CHECKED : CBK
QA / QC :

REVISIONS:
17 JUN 08

Boundary Line Vacation Plat

DOCUMENT NO.
26272-002
SHEET
1 OF **1**