

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT APPALACHIAN POWER COMPANY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 625, PG. 401 D.B. 625, PG. 402, D.B. 625, PG. 405, D.B. 625, PG. 406, D.B. 625, PG. 408, D.B. 1311, PG. 50, D.B. 1316, PG. 812, D.B. 1314, PG. 610, D.B. 1310, PG. 52, D.B. 1310, PG. 54, D.B. 1310, PG. 56, D.B. 1311, PG. 160, AND D.B. 1310, PG. 451.

THE PLATTING 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, AND SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, AS AMENDED.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

REPRESENTATIVE FOR APPALACHIAN POWER COMPANY DATE 8/19/08

COMMONWEALTH AT LARGE TO WIT:

STATE OF OHIO
COUNTY/CITY OF Franklin
I, Lisa Zula, A NOTARY PUBLIC IN
AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE
OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE
ACKNOWLEDGED THE SAME BEFORE ME THIS 20th DAY
OF August, 2008, MY COMMISSION
EXPIRES 7/19/12

NOTARY PUBLIC

APPROVED:

Thomas N. Carr
AGENT, CITY OF ROANOKE PLANNING COMMISSION

DATE 8/28/08

SURVEYOR'S CERTIFICATE

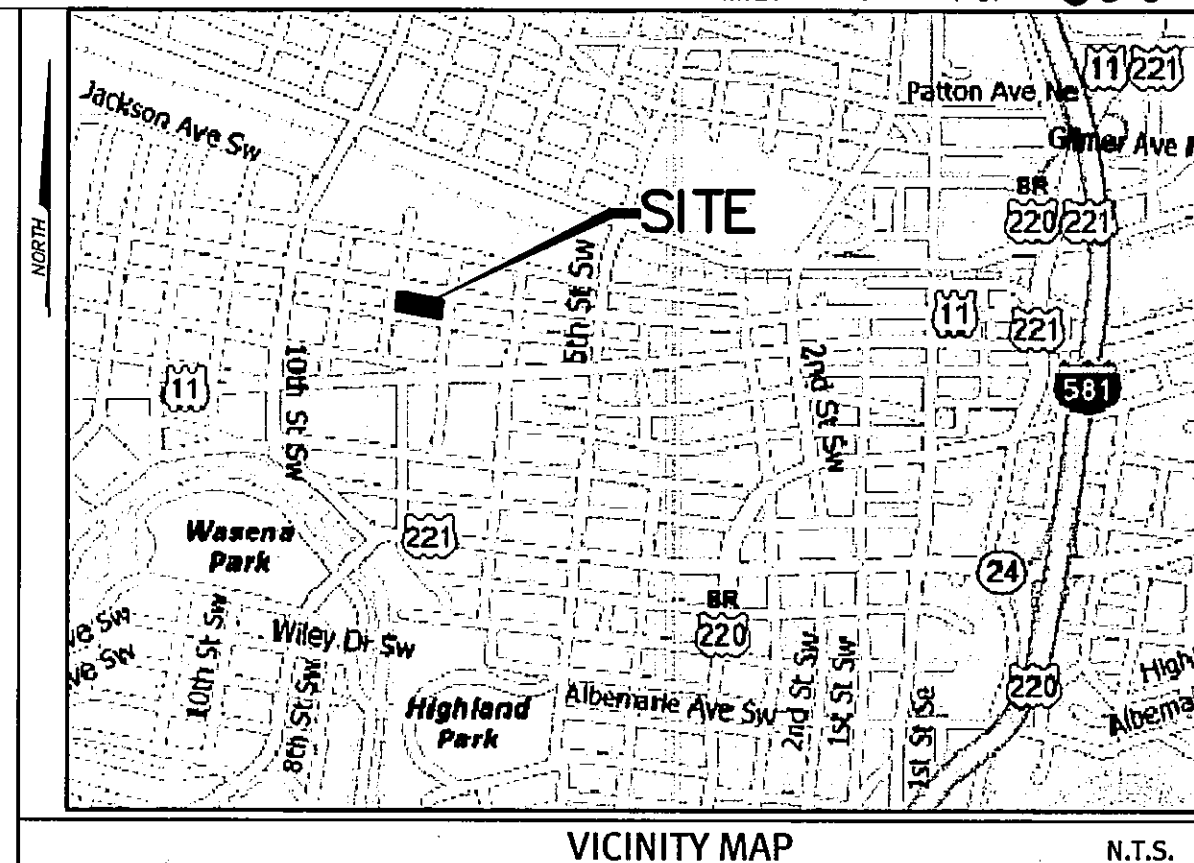
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN CITY OF ROANOKE, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1:20,000.

THIS IS TO CERTIFY THAT THE AREA SHOWN WAS ACQUIRED BY APPALACHIAN POWER COMPANY BY (SEE SOURCE OF TITLE) OF THE CIRCUIT COURT CLERK'S OFFICE OF ROANOKE COUNTY, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS SHOWN ON THIS PLAT WILL BE SET. I FURTHER CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: M. Bradley Tate
M. BRADLEY TATE, LS

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' (AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51161C0164G DATED REVISED SEPTEMBER 28, 2007.
4. 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.
5. ALL INTERIOR DASHED PROPERTY LINES ARE HEREBY VACATED AND SHALL BECOME ONE PARCEL BEING PARCEL 'A'.
6. TOTAL ACREAGE FOR APPALACHIAN POWER COMPANY PROPERTY CONSISTS OF 1.862 ACRES
7. ALL PHYSICAL FEATURES ARE SHOWN ON THE SUBJECT PROPERTY EXCEPT FOR A SUB-STATION WITHIN THE CHAINLINK FENCE. THE SUB-STATION IS UNABLE TO BE LOCATED AT THIS TIME DUE TO NON-ACCESSABILITY WITHIN THE CHAINLINK FENCE.
8. EXISTING SANITARY SEWER LINE SHALL BE ABANDONED AND THE EXISTING 20' WIDE SANITARY SEWER EASEMENT THAT BENEFITS WESTERN VA WATER AUTHORITY SHALL BE ABANDONED.



PLATS OF REFERENCE:

PLAT OF SURVEY BY APPALACHIAN POWER COMPANY ENTITLED "SEVENTH ST. (S.W.) STATION SITE, CITY OF ROANOKE, ROANOKE COUNTY, VA", DATED JANUARY 26, 1977, WITH REFERENCE NUMBER AP-168.

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 AT 1:33 O'CLOCK P.M. ON THIS 29 DAY OF August, 2008, IN MAP BOOK 1, PAGE 3386.

APPROVED: HURTT & PROFFITT
CLERK
Deputy Clerk

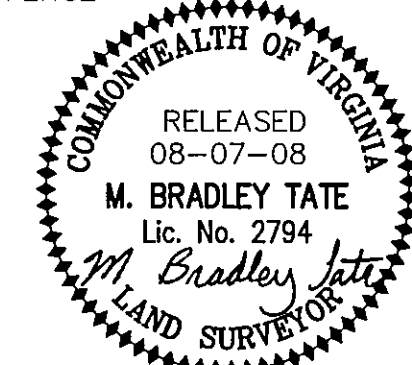
SOURCE OF TITLE:

APPALACHIAN POWER COMPANY
D.B. 625, PG. 401
D.B. 625, PG. 402
D.B. 625, PG. 405
D.B. 625, PG. 406
D.B. 625, PG. 408
D.B. 1311, PG. 50
D.B. 1316, PG. 812
D.B. 1314, PG. 610
D.B. 1310, PG. 52
D.B. 1310, PG. 54
D.B. 1310, PG. 56
D.B. 1311, PG. 160
D.B. 1310, PG. 451

(CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF ROANOKE, VIRGINIA)

LEGEND

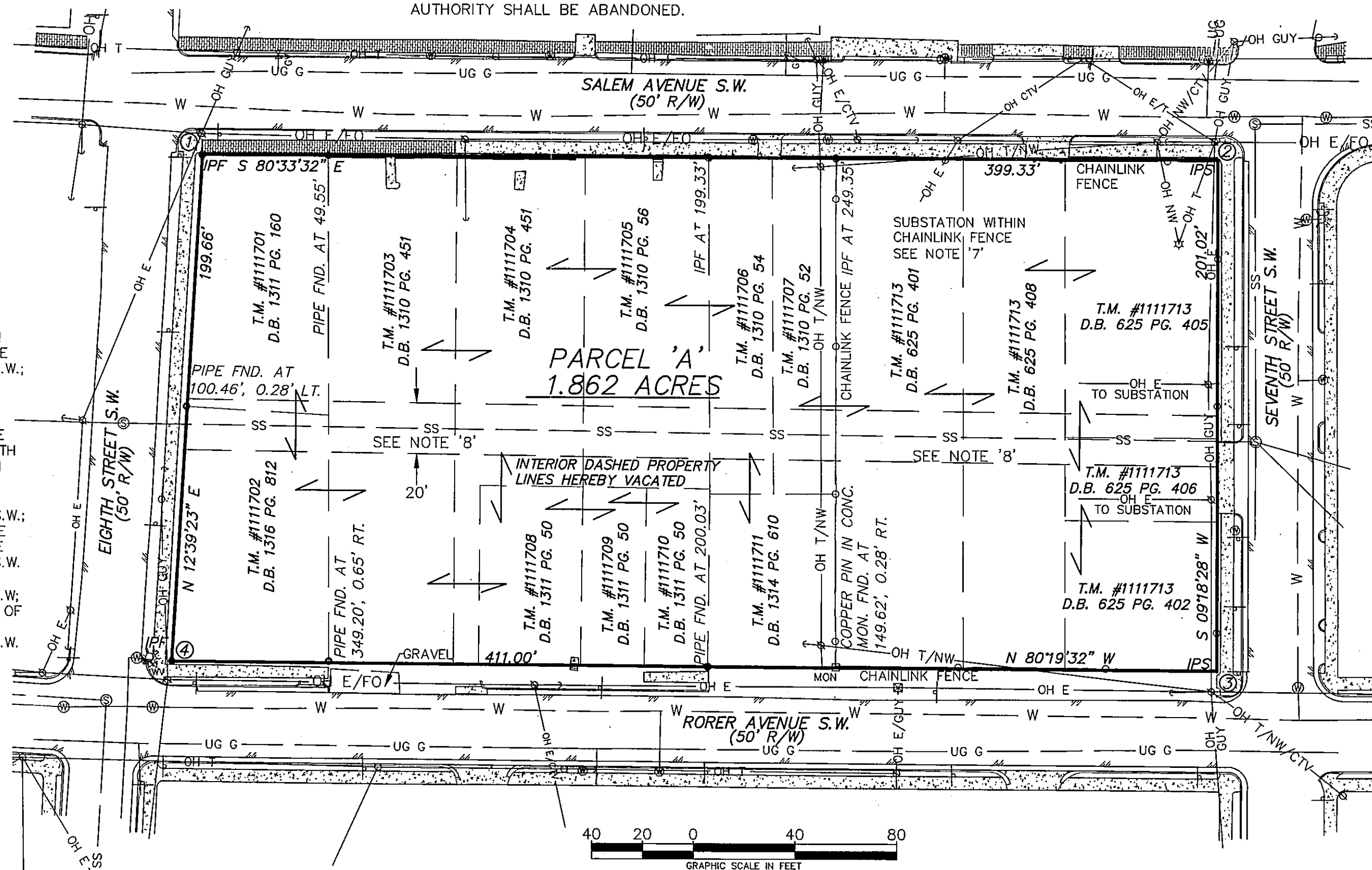
- IPF IRON PIN FOUND
- ELECTRIC POLE
- GUY WIRE
- TELEPHONE POLE
- WATER METER
- SANITARY MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- EDGE OF PAVEMENT
- GAS VALVE
- WATER MANHOLE (MAY BE WATER VALVE WITHIN STRUCTURE)
- WATER VALVE
- SIGN
- OH E — OVERHEAD ELECTRIC
- OH T — OVERHEAD TELEPHONE
- OH CTV — OVERHEAD CABLE TV
- OH FO — OVERHEAD FIBER OPTIC
- OH NW — OVERHEAD NETWORK LINE
- UG G — UG GAS LINE
- SS — UG SAN. SEWER LINE
- W — UG WATER LINE
- CONCRETE
- BRICK
- CHAINLINK FENCE



#	NORTHING	EASTING
1	3626216.69	11059432.42
2	3626151.19	11059826.34
3	3625952.81	11059793.83
4	3626021.88	11059388.67

LEGAL DESCRIPTION FOR PARCEL 'A'

BEGINNING AT A 1/2" REBAR FOUND ON THE EASTERN RIGHT OF WAY LINE OF EIGHTH STREET S.W. AND THE NORTHERN RIGHT OF WAY LINE OF RORER AVENUE S.W.; THENCE CONTINUING ALONG THE EASTERN RIGHT OF WAY LINE OF EIGHTH STREET S.W. N 12°39'23" E 199.66' TO A 1/2" REBAR FOUND ON THE SOUTHERN RIGHT OF WAY LINE OF SALEM AVENUE S.W.; THENCE LEAVING SAID EASTERN RIGHT OF WAY LINE OF EIGHTH STREET S.W. AND CONTINUING ALONG THE SOUTHERN RIGHT OF WAY LINE OF SALEM AVENUE S.W. S 80°33'32" E 399.33' TO A 1/2" REBAR SET ON THE WESTERN RIGHT OF WAY LINE OF SEVENTH STREET S.W.; THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF SALEM AVENUE S.W. AND CONTINUING ALONG THE WESTERN RIGHT OF WAY LINE OF SEVENTH STREET S.W. S 09°18'28" W 201.02' TO A 1/2" REBAR SET ON THE NORTHERN RIGHT OF WAY LINE OF RORER AVENUE S.W.; THENCE LEAVING SAID WESTERN RIGHT OF WAY LINE OF SEVENTH STREET S.W. AND CONTINUING ALONG THE NORTHERN RIGHT OF WAY LINE OF RORER AVENUE S.W. N 80°19'32" W 411.00' TO THE POINT OF BEGINNING CONTAINING 1.862 ACRES BEING PARCEL 'A'.



HURTT & PROFFITT

ENGINEERING & SURVEYING & PLANNING
INCORPORATED
2534 LANGHORNE ROAD
LYNCHBURG VA 24501
800.242.4906 TOLL FREE
434.547.0047 FAX

PLAT SHOWING VACATION AND COMBINATION
OF INTERIOR PROPERTY LINES OF SEVENTH ST. (S.W.) STATION SITE
BEING PROPERTY OF APPALACHIAN POWER COMPANY
CITY OF ROANOKE, VIRGINIA

PROJECT NO. 20080140
G.L. NO. 260-07-A5.3
FILE NO. SM-12303
DATE: 06-16-08
DRAWN BY: MBT
CHECKED BY: MBT

HURTT & PROFFITT

SHEET NO.
1 OF 1