

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CPR ENTERPRISES, LLC IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 33 TO 1, INCLUSIVE; AS WELL AS THE AREA BOUNDED BY CORNERS 14 THRU 19, INCLUSIVE TO C TO B TO A TO 14; BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 060014422.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BOUNDED BY CORNERS 14 THRU 19, INCLUSIVE TO C TO B TO A, INCLUSIVE TO 14; CONTAINING 185 SQUARE FEET TOTAL.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

CPR ENTERPRISES, LLC,

BY: [Signature] ITS: President

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Melissa Broyles, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robin Leonard, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF September, 2008.

Melissa Broyles REG. #366699 commissioned as
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/2009 Melissa Turner

BY: [Signature] ITS: CEO

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Melissa Broyles, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Michael L. Porten, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 4th DAY OF September, 2008.

Melissa Broyles REG. #366699 commissioned as
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/2009 Melissa Turner

APPROVED: [Signature] 9/5/08
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

[Signature] 9.5.08
CITY ENGINEER, CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 8:52 O'CLOCK P.M. ON THIS 8 DAY OF September, 2008, IN MAP BOOK 1, PAGE 3391.

TESTE: BRENDA S. HAMILTON

CLERK

DEPUTY CLERK

NOTES:

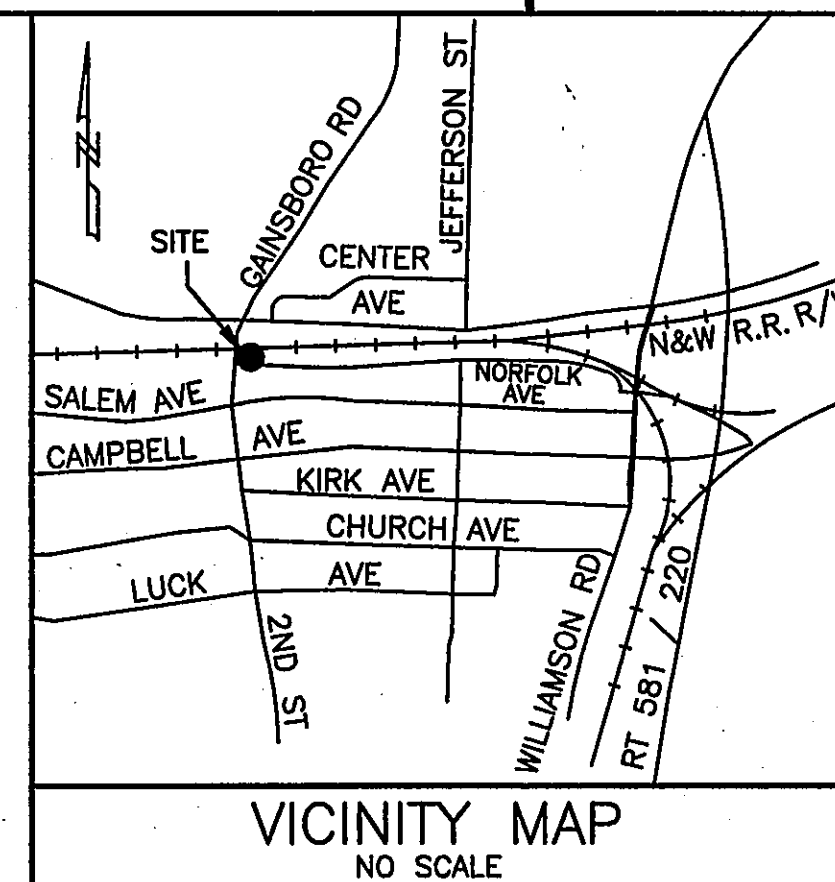
1. OWNER OF RECORD: CPR ENTERPRISES, LLC
2. LEGAL REFERENCE: INSTRUMENT #060014422
3. ORIGINAL TAX MAP #'S 1010301, 1010302, 1010303, 1010312, AND 1010314
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. THIS PROPERTY LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONES A AND X UNSHADED. THIS OPINION IS BASED UPON AN EXAMINATION OF FEMA FIRM MAP PANEL #51161C0164 G (EFFECTIVE DATE: SEPTEMBER 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. FLOOD LINE SHOWN HEREON ARE SCALED FOR SAID MAP
6. "BRIDGE PARCEL" IS NOT INTENDED TO BE A BUILDABLE LOT PER THE AIRSPACE COMPONENT OF THE PERMANENT PUBLIC EASEMENT GRANTED IN DEED BOOK 1738, PAGE 1616. SAID PERMANENT PUBLIC EASEMENT IS DESCRIBED IN THE TABLE BELOW.
7. DESCRIPTIONS FOR PARCELS 2 (TAX MAP PARCEL #1010302) AND 3 (TAX MAP PARCEL #1010303) AS RECORDED IN INSTRUMENT #060014422 INCLUDE AREAS OF OVERLAP WITH THE CURRENT RIGHT OF WAY OF RAILSIDE AVENUE, SW. SINCE SURVEYOR WAS UNABLE TO FIND A QUITCLAIM DEED FOR THE 87 S.F. AND 98 S.F. AREAS OF TAX MAP PARCELS 1010302 AND 1010303 BOUNDED BY CORNERS 14 THRU 19, INCLUSIVE TO C TO B TO A, INCLUSIVE TO 14; THIS PLAT HEREBY DEDICATES THOSE AREAS TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE FOR PUBLIC STREET PURPOSES.
8. LINE "L5", BETWEEN CORNERS 17 AND 34 IS AN EXTENSION OF THE DEEDED LINE BETWEEN PARCELS 2 AND 3. SAID LINE DOES NOT APPEAR ON CITY TAX RECORDS AND WAS PREVIOUSLY UNACCOUNTED FOR ON MAP BOOK 1, PAGES 2077-2080. IT IS THE INTENT OF THIS PLAT TO COMBINE THE AREA OF LOT 1A (TAX MAP #1010314) BOUNDED BY CORNERS 16 TO 17 TO 34 TO 16 (31 SF) WITH PARCEL 2 IN ORDER TO CREATE LOT D. IT IS ALSO THE INTENT OF THIS PLAT TO COMBINE THE AREA OF LOT 1A (TAX MAP #1010314) BOUNDED BY CORNERS 17 TO 18 TO 19 TO 20 TO 34 TO 17 (180 SF) WITH PARCEL 3 IN ORDER TO CREATE LOT E.
9. "BRIDGE PARCEL" AND LOT A ARE SUBJECT TO A PERMANENT PUBLIC EASEMENT FOR AIR RIGHTS, A PERMANENT PUBLIC UTILITY EASEMENT, A PERMANENT ACCESS EASEMENT, AND A PERMANENT MAINTENANCE EASEMENT GRANTED IN DEED BOOK 1738, PAGE 1616.
10. PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	7022.4304	7895.1251
2	7053.7534	7910.0802
3	7053.2373	7923.4402
4	7071.2239	7924.1326
5	7071.4405	7918.5268
6	7073.2093	7919.3713
7	7077.4567	7922.8812
8	7076.7483	7941.3236
9	7074.8557	7990.5955
10	7074.5251	7999.2019
11	7074.7275	7999.2400
12	7074.4151	8002.0649
13	7073.9221	8014.9006
14	7073.0238	8038.2861
15	7072.6170	8048.8783
16	7069.5003	8059.5950
17	7068.1413	8077.7148
18	7067.7801	8082.5307
19	7064.7035	8111.6989
20	7057.9963	8111.3892
21	6970.2448	8107.3890
22	6986.8760	8069.0630
23	6987.1074	8068.5295
24	6994.9662	8069.4279
25	7000.1136	8055.0091
26	6999.1153	8054.6527
27	7001.6436	8047.5705
28	7002.6324	8047.9235
29	7008.1812	8032.1452
30	7008.2432	8031.5488
31	7010.6589	8008.3211
32	7013.1101	7984.7530
33	7017.0608	7946.7655
34	7064.8975	8077.3694
35	7051.6909	7950.3153
36	7052.8418	7938.8730
1	7022.4304	7895.1251
A	7075.0493	8038.4967
B	7070.8432	8078.0027
C	7067.2431	8111.8162

LINE TABLE FOR EXISTING PERMANENT PUBLIC EASEMENT ACROSS BRIDGE PARCEL AND LOT A SEE NOTES #'S 6 AND 9 (DEED BOOK 1738, PAGE 1616)		
LINE	BEARING	LENGTH
1-2	N25°31'19"E	34.71'
2-3	S87°47'14"E	13.37'
3-4	N02°12'46"E	18.00'
4-5	N87°47'14"W	5.61'
5-6	N25°31'19"E	1.96'
6-7	N39°34'09"E	5.51'
7-AA	S87°48'08"E	77.00'
AA-BB	S09°16'37"W	12.56'
BB-CC	N84°15'13"W	44.63'
CC-DD	S05°19'13"W	49.94'
DD-1	N84°03'45"W	53.93'

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian Casella
BRIAN J. CASELLA 002806



RESUBDIVISION PLAT FOR
CPR ENTERPRISES, LLC
BEING THE RESUBDIVISION OF PARCEL 1 (7,570 S.F.),
PARCEL 2 (2,727 S.F.), & PARCEL 3 (3,064 S.F.)
AS DESCRIBED IN INSTRUMENT #060014422
AND LOTS 1B (0.3 S.F.) AND 1A (211 S.F.)
AS SHOWN ON PLAT OF SURVEY SHOWING THE
SUBDIVISION OF PROPERTY (16,801 S.F.) OF THE
CITY OF ROANOKE
MAP BOOK 1, PAGES 2077-2080
CREATING HEREON
A BRIDGE PARCEL (1,972 S.F.), LOT A (2,588 S.F.), LOT B (1,507 S.F.),
LOT C (1,503 S.F.), LOT D (2,758 S.F.), LOT E (3,244 S.F.),
AND DEDICATING 185 SF FOR PUBLIC STREET PURPOSES
SITUATED ALONG NORFOLK AVENUE, SW
CITY OF ROANOKE, VIRGINIA
SURVEYED FEBRUARY 11, 2008
JOB #R0710626.00
SCALE: 1" = 10'
SHEET 1 OF 2

