

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT H. L. LAWSON & SON, INC IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1 & 5 THROUGH 8 TO 5, INCLUSIVE AND BEING ALL OF THE LAND CONVEYED, TO SAID OWNER IN DEED BOOK 620, PAGE 302, DEED BOOK 692, PAGE 322, DEED BOOK 1735, PAGE 630, INSTRUMENT NO. 070016643, INSTRUMENT NO. 080002054, AND INSTRUMENT NO. 080002759, ALL OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS 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 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.

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

H. L. LAWSON & SON, INC.

BY: [Signature] ITS: [Signature]

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Lucas Thornton, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 21<sup>st</sup> DAY OF October, 2008.

Jessica L. Nash REG. # 353945  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-12



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.

APPROVED: [Signature]  
CITY ENGINEER - CITY OF ROANOKE

10-23-08

DATE

[Signature]  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

10/23/08

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 9:50 O'CLOCK A.M. ON THIS 21 DAY OF October, 2008, IN MAP BOOK 1, PAGE 3411.

TESTE: BRENDA S. HAMILTON

[Signature]  
DEPUTY CLERK

# NOTES:

1. OWNER OF RECORD: H. L. LAWSON & SON, INC.

DEED BOOK 620, PAGE 302  
T.M. #4011116 (PART OF LOT 33 & ALL OF LOTS 34-36)

DEED BOOK 692, PAGE 322  
T.M. #4011141 (LOTS 29-32 & PART OF LOT 33)

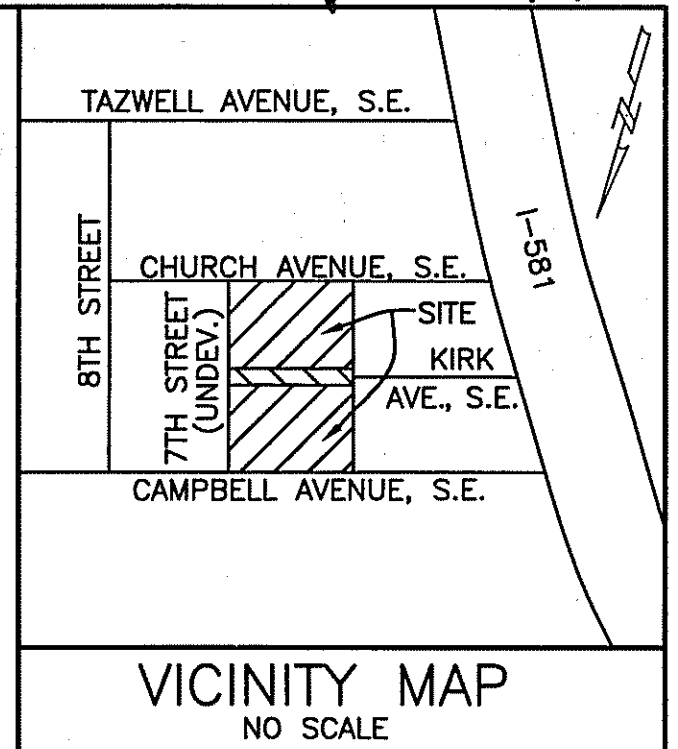
DEED BOOK 1735, PAGE 630  
T.M. #4011139 (LOT 38)

INSTRUMENT #070016643  
T.M. #4011140 (LOT 37)  
T.M. #4011138 (LOT 39)

INSTRUMENT #080002054  
T.M. #4011137 (LOT 40)

INSTRUMENT #080002759  
T.M. #4011136 (LOT 41)

2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. AS A CONDITION OF RIGHT-OF-WAY VACATION, AN EASEMENT (OR EASEMENTS) ARE RESERVED FOR THE BENEFIT OF THE CITY OF ROANOKE OR ANY PUBLIC UTILITY OR AUTHORITY AS DESCRIBED IN ORDINANCE #38202-081808.
4. PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



TAX MAP NUMBERS 4011136, 4011137, 4011138 4011139, 4011140		
COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	14306.4523	2440.3311
2	14251.4367	2248.0467
3	14347.4345	2220.5802
4	14402.3941	2412.6691
1	14306.4523	2440.3311

TAX MAP NUMBERS 4011116 & 4011141		
COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
5	14431.2200	2404.3580
6	14376.2771	2212.3279
7	14453.1909	2190.3216
8	14508.0889	2382.1952
5	14431.2200	2404.3580

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

Brian J. Casella  
BRIAN J. CASELLA

002806



RESUBDIVISION PLAT FOR  
H. L. LAWSON  
& SON, INC.  
BEING THE COMBINATION OF  
LOTS 29 THROUGH 41, BLOCK 1  
AS SHOWN ON  
WOODLAND PARK  
DEED BOOK 195, PAGE 3  
AND

0.138 ACRE OF  
KIRK AVENUE, S.E. VACATED  
IN ORDINANCE #38202-081808

CREATING HEREON  
LOT 29A (41,925 SQUARE FEET)

SITUATED ON  
CAMPBELL AVENUE, S.E.  
& CHURCH AVENUE, S.E.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED AUGUST 04, 2008  
JOB #R0700297.00  
SCALE: 1"= 20'  
SHEET 1 OF 2



THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS. PROPERTY IS IN ZONES X UNSHADED, X SHADED, AND AE. FLOODLINES SHOWN HEREON ARE BASED UPON A VISUAL INSPECTION OF F.E.M.A. PANEL #51161C0168G (EFFECTIVE DATE: SEPT. 28, 2007) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018