

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LEWIS H. MOODY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, AND 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 080008255 AND SOUTHERLY ONE HALF OF VACATED CROSS STREET, S.E. BOUNDED BY CORNERS 4 TO 3 TO 10 TO 9 TO 4, BY ORDINANCE 38204-081808.

THAT LEWIS H. MOODY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 5 THROUGH 8 TO 5, INCLUSIVE, AND 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 DEED BOOK 1640, PAGE 224 AND NORTHERLY ONE HALF OF VACATED CROSS STREET, S.E. BOUNDED BY CORNERS 9 TO 10 TO 6 TO 5 TO 9, BY ORDINANCE 38204-081808.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

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.

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

*Lewis H. Moody*  
LEWIS H. MOODY

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, *Melissa Broyles*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LEWIS H. MOODY, WHOSE

NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 31st DAY OF October, 2008.

*Melissa Broyles* REG. # 306699  
NOTARY PUBLIC Commissioned as *Melissa Turner*  
MY COMMISSION EXPIRES 8/31/09

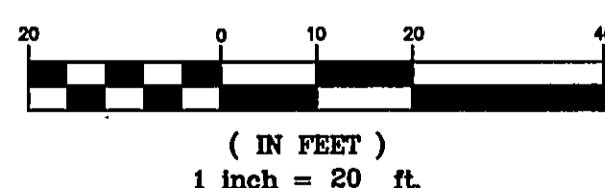
# LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- - PLATTED CORNER (NOT SET)
- △ - PROPERTY CORNER (NOT SET)

VARIABLE WIDTH P.S.E. LINE TABLE		
LINE	BEARING	LENGTH
A-B	S69°47'00"W	76.31'
B-C	S20°28'00"E	5.00'
C-D	S69°47'00"W	20.00'
D-E	S20°28'00"E	25.00'
E-F	S69°47'00"W	9.60'
F-G	S20°13'00"E	25.00'
G-H	S69°47'00"W	19.49'
H-I	S20°13'00"E	25.00'
I-J	N69°47'00"E	85.91'
J-A	S20°28'00"E	20.00'

APPROVED: *[Signature]* 11/3/08  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

## GRAPHIC SCALE



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 1:26 O'CLOCK P.M. ON THIS 3 DAY OF November, 2008, IN MAP BOOK 1, PAGE 3413.

TESTE: *Brenda S. Hamilton*  
CLERK  
*[Signature]*  
DEPUTY CLERK

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.

## NOTES:

1. OWNER OF RECORD: LEWIS H. MOODY

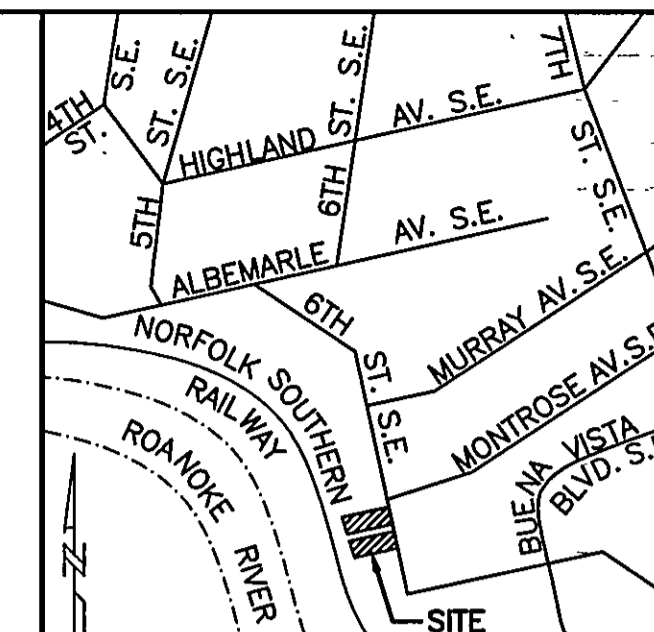
INSTRUMENT #080008255  
ORDINANCE #38204-081808  
T.M. #4141901

2. OWNER OF RECORD: LEWIS H. MOODY  
DEED BOOK 1640, PAGE 224  
ORDINANCE #38204-081808  
T.M. #4022420

3. PROPERTY LINES SHOWN HEREON ARE BASED UPON A COMPILATION OF DEEDS OF RECORD, PLATS OF RECORD, AND ACTUAL MONUMENTATION FOUND IN THE FIELD AND MAY NOT CONFORM TO SUBJECT DEEDS.

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. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



VICINITY MAP  
NO SCALE

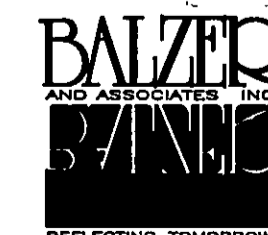
LOT 1 (T.M. #4141901) COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	7041.1848	7910.3408
2	6988.6743	7767.7496
3	7032.8193	7742.9385
4	7088.0286	7892.8577
1	7041.1848	7910.3408

LOT 13 (T.M. #4022420) COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
5	7134.8724	7875.3746
6	7076.9645	7718.1274
7	7121.1099	7693.3162
8	7181.7161	7857.8915
5	7134.8724	7875.3746

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

COMBINATION PLAT FOR  
LEWIS H. MOODY  
BEING THE COMBINATION OF  
0.188 ACRE OF  
VACATED CROSS STREET  
(ORDINANCE #38204-081808)  
WITH REMAINING PORTION OF LOT 13, BLOCK 9  
& REMAINING PORTION OF LOT 1, BLOCK 11  
ROANOKE LAND & IMPROVEMENT COY. (1890)  
CREATING HEREON  
LOT 1A & LOT 13A  
AND A 20' PUBLIC SANITARY SEWER EASEMENT  
SITUATED ALONG 6TH STREET, S.E.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED JULY 30, 2008  
JOB #R0810325.00  
SCALE: 1" = 20'  
SHEET 1 OF 1



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
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