

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE TRUSTEES OF EMMANUEL WESLEYAN CHURCH ARE THE OWNERS OF LOTS 1-4, BLOCK 17, SECTION 4 OAKDALE AND LOTS 6-10, BLOCK 8, SECTION 2 OAKDALE, BOUNDED BY OUTSIDE CORNERS 1 THRU 7, 13 THRU 18, 29 THRU 25, 10 THRU 12 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY THE TRUSTEES OF PILGRIM HOLINESS CHURCH, VIRGINIA DISTRICT, IN THE UNITED STATES OF AMERICA BY DEED DATED NOVEMBER 15, 1982 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1481, PAGE 1724, AND ARE THE OWNERS OF LOTS 1-5, BLOCK 8, SECTION 2, OAKDALE, BOUNDED BY OUTSIDE CORNERS 11, 25 THRU 29, 18 THRU 24 TO 11 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY ERMA MAE BROWN (A.K.A. ERMA L. BROWN) BY NANCY L. McCAULEY, HER ATTORNEY IN FACT BY DEED DATED MAY 27, 2005 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE AS INSTRUMENT NUMBER 050008214.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE, AND VACATE LINES 2-10, 3-9, 4-8, 7-11, 14-33, 15-32, 16-31, 17-30, 18-25, 21-29, 22-28, 23-27, & 24-26 SHOWN DOTTED HEREON AND DEDICATE A NEW 20' SANITARY SEWER EASEMENT TO THE WESTERN VIRGINIA WATER AUTHORITY ON LOT 1-A AND TAX # 2180305.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

*William Overstreet* 5/1/09  
WILLIAM OVERSTREET - TRUSTEE DATE  
EMMANUEL WESLEYAN CHURCH

DEED BOOK 1481, PAGE 1724, INST. # 050008214

*Clay Highberger* 5/5/09  
CLAY HIGHBERGER - TRUSTEE DATE  
EMMANUEL WESLEYAN CHURCH

DEED BOOK 1481, PAGE 1724, INST. # 050008214

*Robert Booth* 5/5/09  
ROBERT BOOTH - TRUSTEE DATE  
EMMANUEL WESLEYAN CHURCH

DEED BOOK 1481, PAGE 1724, INST. # 050008214

STATE OF VIRGINIA  
County of Roanoke  
TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WILLIAM OVERSTREET, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 6 DAY OF May, 2009.

*Rose Lee Nichols*  
NOTARY PUBLIC, DATE & SEAL



Rose Lee Nichols  
Notary Public - ID 325747  
Commonwealth of VA  
My Com. Exps. 9/30/2010

## GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0154 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

APPROVED: *[Signature]* 5/1/09  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION

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.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 4:35 O'CLOCK P.M. ON THIS 7 DAY OF MAY, 2009.

TESTE: *[Signature]* HAMILTON  
CLERK  
BY: *[Signature]* DEPUTY CLERK

STATE OF VIRGINIA  
County of Roanoke  
TO WIT:  
I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CLAY HIGHBERGER, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 5 DAY OF May, 2009.

*Rose Lee Nichols*  
NOTARY PUBLIC, DATE & SEAL



Rose Lee Nichols  
Notary Public - ID 325747  
Commonwealth of VA  
My Com. Exps. 9/30/2010

STATE OF VIRGINIA  
County of Roanoke  
TO WIT:  
I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT BOOTH, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 5 DAY OF May, 2009.

*Rose Lee Nichols*  
NOTARY PUBLIC, DATE & SEAL



Rose Lee Nichols  
Notary Public - ID 325747  
Commonwealth of VA  
My Com. Exps. 9/30/2010

HERSHBERGER ROAD, N.W.

TELEPHONE PEDESTAL

CURVE DATA  
 $\Delta = 88^{\circ}27'00''$   
R = 20.00'  
L = 30.87'  
T = 19.47'  
CH = N14°31'02" E  
27.90'

HAZELRIDGE ROAD, N.W.

50' WIDE

GRAPHIC SCALE

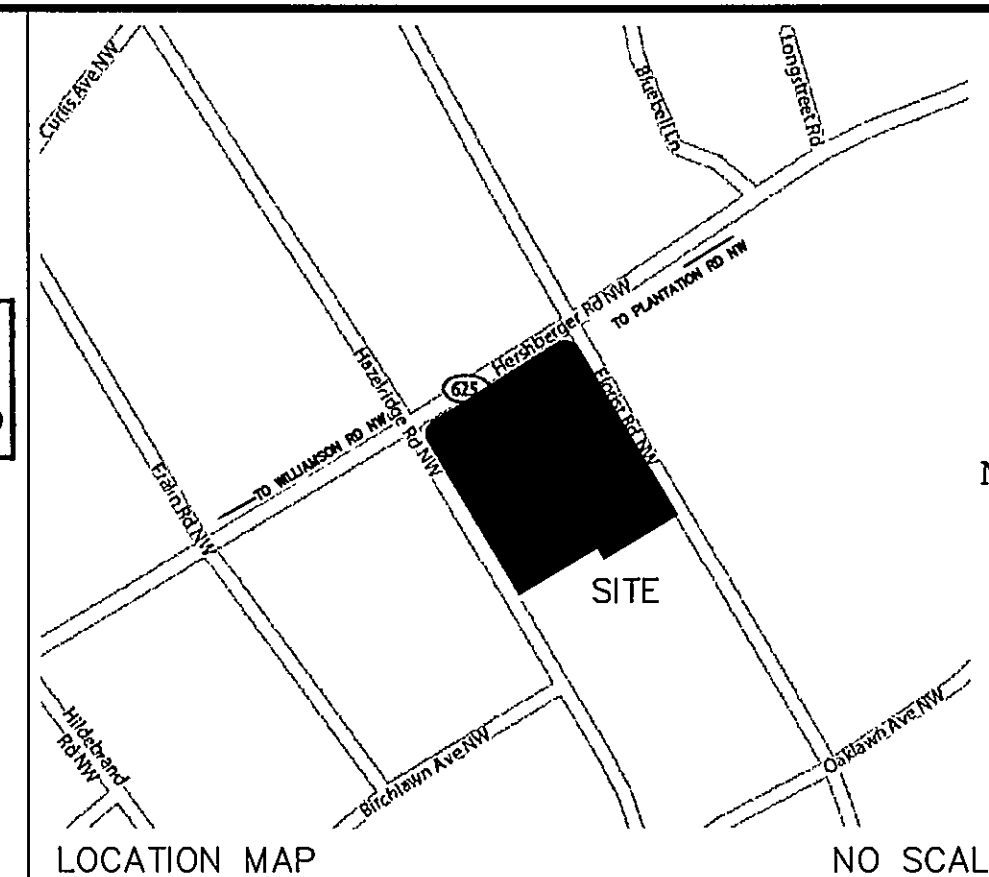


( IN FEET )  
1 inch = 40 ft.

FLORIST ROAD, N.W.

50' WIDE

2'07'28" NAD '83 VA STATE PLANE  
MERIDIAN OF  
M.B. 1, PG. 163



## LOT 1-A

CORNER	NORTHING	EASTING
20	3643489.18	11062169.70
12	3643616.64	11062379.68
1	3643607.90	11062413.44
5	3643331.11	11062571.37
6	3643261.73	11062449.77
7	3643280.32	11062439.16
13	3643205.98	11062308.88
19	3643462.17	11062162.70
20	3643489.18	11062169.70

THESE COORDINATES ARE BASED  
ON STATE PLANE COORDINATE SYSTEM  
VIRGINIA - SOUTH ZONE NAD-83

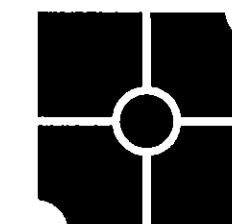
## LEGEND:

B.L.	BUILDING LINE
OHW	OVERHEAD WIRE
☉	POWER POLE
□	TELEPHONE PEDESTAL
⊙	GUY ANCHOR
⊙	SANITARY SEWER MANHOLE
CO	CLEAN OUT
WM	WATER METER
-X-	LINE TO BE VACATED
S.S.E.	SANITARY SEWER EASEMENT

## SUBDIVISION FOR TRUSTEES OF EMMANUEL WESLEYAN CHURCH

SHOWING VACATION AND COMBINATION OF  
LOTS 1-4, BLOCK 17, SECTION 4  
OAKDALE (M.B. 1, PG. 163)  
AND LOTS 1-10, BLOCK 8, SECTION 2  
OAKDALE (P.B. 3, PG. 50 ROANOKE COUNTY)  
CREATING HEREON LOT 1-A (2.1833 ACRES)  
SITUATE ON HAZELRIDGE ROAD, N.W., HERSHBERGER ROAD, N.W.  
& FLORIST ROAD, N.W.  
CITY OF ROANOKE, VIRGINIA

TAX #S: 2181501, 2180301, 2180302  
2180303 & 2180304  
SCALE: 1"=40'  
DATE: MAY 4, 2009  
CALC: REC  
DRAWN: REC  
N.B.: BT-51  
W.O.: 08-0315-02



**parker**  
DESIGN GROUP

ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

816 Boulevard  
Salem, Virginia 24153  
Phone: 540-387-1153  
Fax: 540-389-5767  
www.parkerdg.com

THIS PLAT IS BASED ON A CURRENT  
FIELD SURVEY. TRUSTEES OF  
EMMANUEL WESLEYAN CHURCH ARE  
THE OWNERS OF RECORD, SEE D.B.  
1481, PG. 1724 & INST #050008214.

CLOSED BY REC MARCH 26, 2009