

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FOOT LEVELERS, INC IS THE OWNER OF TRACT 4 (6.563 ACRES BY DEED), PLAT OF DEANWOOD COMMUNITY DEVELOPMENT PROGRAM, BOUNDED BY OUTSIDE CORNERS 1 THRU 15 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY BY DEED DATED SEPTEMBER 14, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1569, PAGE 1305.

THAT FOOT LEVELERS, INC IS THE OWNER OF THE SOUTHERLY PORTIONS OF LOT 1 THRU 6, BLOCK 26, DEANWOOD TERRACE, BOUNDED BY OUTSIDE CORNERS 16, 17, 26, 25, TO 16 INCLUSIVE AND THE SOUTHERLY ONE HALF OF LOTS 7 THRU 9, SECTION 26, MAP OF DEANWOOD TERRACE, BOUNDED BY OUTSIDE CORNERS 24, 25, 26, 23 TO 24 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY THE ENGLEBY ELECTRIC COMPANY, INCORPORATED BY DEED DATED MAY 7, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA INSTRUMENT NUMBER 080006762.

THAT FOOT LEVELERS, INC IS THE OWNER OF THE NORTHERLY PORTIONS OF LOT 1 THRU 6, BLOCK 26, DEANWOOD TERRACE, BOUNDED BY OUTSIDE CORNERS 17, 18, 19, 26 TO 17 INCLUSIVE AND THE NORTHERLY PORTION OF LOTS 7 THRU 9, SECTION 26, MAP OF DEANWOOD TERRACE, BOUNDED BY OUTSIDE CORNERS 20, 23, 26, 19 TO 20 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY THE TIRE CENTERS, LLC BY DEED DATED DECEMBER 8, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA INSTRUMENT NUMBER 080015186.

THAT FOOT LEVELERS, INC IS THE OWNER OF A PORTION OF 6TH STREET, N.E. AND A 10' ALLEY, CLOSED BY CITY COUNCIL ORDINANCE NUMBER 38497--061509 DATED JUNE 15, 2009, BOUNDED BY OUTSIDE CORNERS 22, 11, 10, 9, 8, 7, 6, 5, 16, 24, 21 TO 22 INCLUSIVE.

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 VACATES LINES 5 THRU 11, 16 TO 24, 17 TO 23, 25 TO 19 AND 21 TO 24 SHOWN DOTTED HEREON AND CREATE A VARIABLE WIDTH PUBLIC UTILITY EASEMENT SHOWN HATCHED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Dwayne H. Bennett 8/31/09
DWAYNE H. BENNETT VICE PRESIDENT DATE
(PRINT NAME) (TITLE)
FOOT LEVELERS, INC
DEED BOOK 1569, PAGE 1305
INSTRUMENT NUMBER 080006762
INSTRUMENT NUMBER 080015186
ORDINANCE NUMBER 38497--061509

Angela J. Maidment 8/25/09
ANGELA J. MAIDMENT VICE PRESIDENT OF CORPORATE REAL ESTATE DATE
ESTES EXPRESS LINES
ORDINANCE NUMBER 38497--061509

STATE OF VIRGINIA County OF Roanoke
TO WIT:

I, Beverly Reynolds, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Dwayne H. Bennett, Vice President, FOR FOOT LEVELERS, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 31 DAY OF August, 2009.

Beverly Reynolds
NOTARY PUBLIC, DATE & SEAL
7235842
REGISTRATION NUMBER

Commonwealth of Virginia
Beverly Reynolds - Notary Public
Commission ID: 7235842
My Commission Expires 05/31/2013

STATE OF VIRGINIA City OF Richmond
TO WIT:

I, Brenda W. Sutter, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ANGELA J. MAIDMENT, VICE PRESIDENT OF CORPORATE REAL ESTATE FOR ESTES EXPRESS LINES, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28 DAY OF August, 2009.

Brenda W. Sutter 8/28/09
NOTARY PUBLIC, DATE & SEAL
7086942
REGISTRATION NUMBER

Brenda W. Sutter
Commonwealth of Virginia
Notary Public
Commission No. 7086942
My Commission Expires 2/28/11

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ATTACHED ADMITTED TO RECORD AT 11:39 O'CLOCK A M. ON THIS 31 DAY OF September, 2009.

TESTE: Brenda S. HamiltonBY: Alan Clemons

DEPUTY CLERK

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. 51161C0166 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. 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.
4. THE ENTIRE PORTION OF 6TH STREET, N.E., CLOSED BY CITY COUNCIL ORDINANCE NUMBER 38497--061509, IS BEING CONVEYED TO FOOT LEVELERS, INC. PER AGREEMENT WITH ESTES EXPRESS LINES.

LEGEND

APPROX.	APPROXIMATE
COMM.	COMMUNICATIONS
P.U.E.	PUBLIC UTILITY EASEMENT
SAN.	SANITARY SEWER
D.E.	DRAINAGE EASEMENT
RCP	REINFORCED CONCRETE PIPE
IPF	IRON PIN FOUND
PIV	POST INDICATOR VALVE
EX.	EXISTING
LP	LIGHT POLE
CO	CLEAN OUT
WV	WATER VAULT
MH	MANHOLE
ST	STORM
HVAC	HEATING, VENTILATION & AIR CONDITIONING
CONC	CONCRETE
UP	UTILITY POLE
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
GAS	UNDERGROUND GAS
W	UNDERGROUND WATERLINE
OHW	OVERHEAD WIRE
EBOX	ELECTRIC BOX
F.F.	FINISHED FLOOR

TRACT 4A

CORNER	NORTHING	EASTING
1	5842.10	10454.39
2	5837.89	10422.91
3	5894.21	10220.13
4	5889.21	9851.19
5	6325.53	9944.11
16	6335.81	9947.50
18	6486.13	9980.17
20	6489.18	10288.62
21	6463.93	10288.86
22	6464.43	10338.86
12	6179.44	10341.68
13	6183.95	10798.16
14	5999.68	10669.13
15	5897.79	10519.30
1	5842.10	10454.39

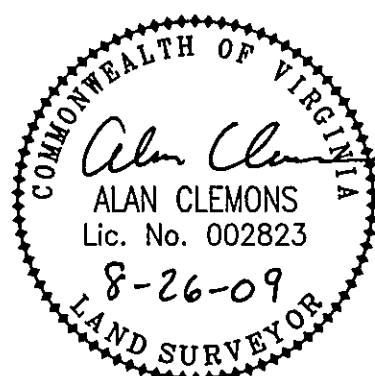
THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM

REFERENCE MAPS:

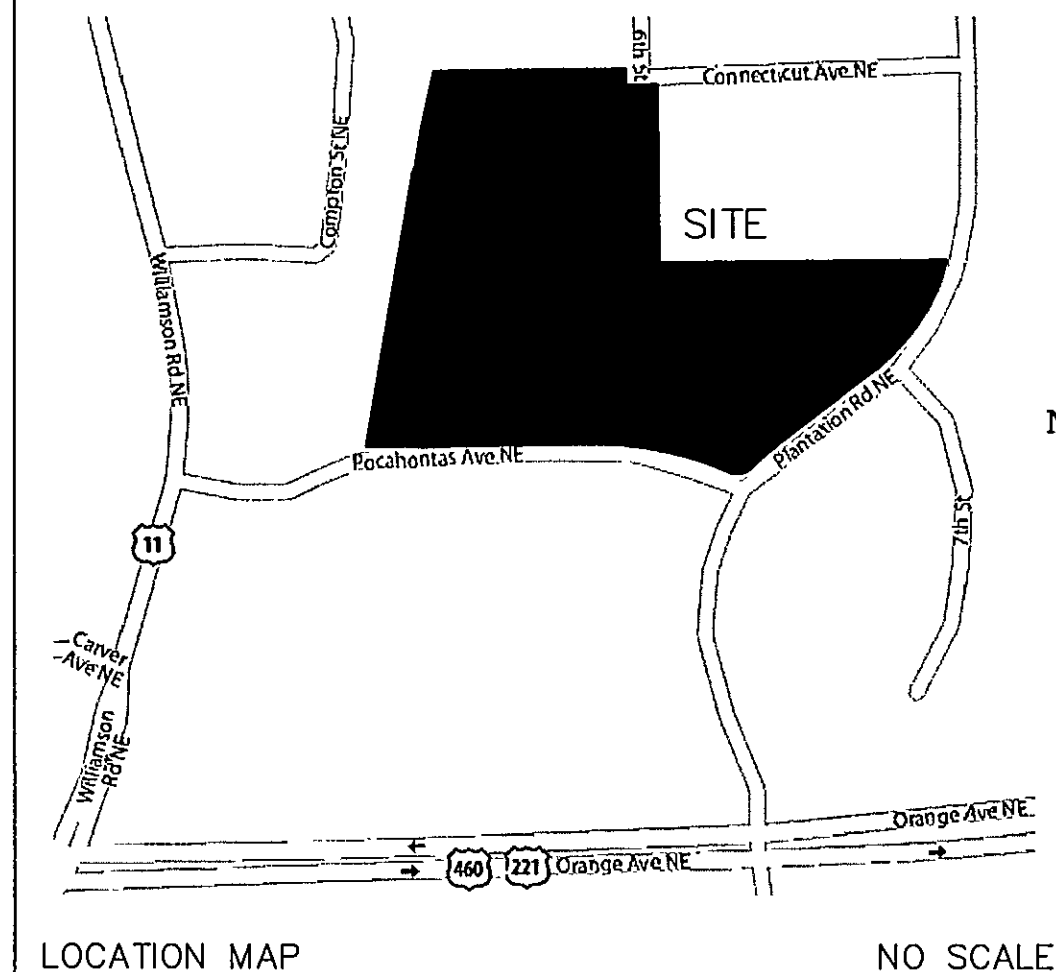
1. SURVEY AND COMBINATION PLAT FOR FOOT LEVELERS, INC. BY LARRY GRAHAM SURVEYING, INC DATED NOVEMBER 5, 1999 AND RECORDED IN M.B. 1, PGS. 2062 & 2063.
2. PLAT OF DEANWOOD COMMUNITY DEVELOPMENT PROGRAM BY BUFORD T. LUMSDEN & ASSOCIATES, P.C. DATED MARCH 23, 1984 AND RECORDED IN M.B. 1, PG. 410.
3. PLAT OF SURVEY FOR ROSS, FRANCE, & RATLIFF, LTD BY CIVIL ENGINEERING & LAND SURVEYING DATED SEPTEMBER 8, 1988 AND RECORDED IN M.B. 1, PGS. 561 & 562.
4. PLAT SHOWING SANITARY SEWER & STORM DRAINAGE EASEMENT BEING GRANTED TO CITY OF ROANOKE, VIRGINIA BY ENGLEBY ELECTRIC COMPANY, INC. BY THE OFFICE OF CITY ENGINEER, ROANOKE, VIRGINIA DATED JUNE 29, 1983.

APPROVED:

Philip C. Gaur 9-1-09
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
CITY ENGINEER - CITY OF ROANOKE DATE



THIS PLAT IS BASED ON A CURRENT
FIELD SURVEY. FOOT LEVELERS, INC.
IS THE OWNER OF RECORD, SEE D.B.
1569, PG. 1305, INST. NUMBERS
080006762 & 080015186 AND
ORDINANCE NUMBER 38497--061509.



CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	229.97'	317.00'	120.31'	41°33'56"	S 35°00'00" W	224.96'
C2	85.71'	383.36'	43.03'	12°48'35"	S 49°22'18" W	85.53'
C3	34.41'	25.00'	20.56'	78°52'11"	S 82°23'18" W	31.76'
C4	213.31'	375.00'	109.63'	32°35'31"	N 74°28'46" W	210.45'
C5	39.27'	25.01'	25.00'	89°58'18"	S 45°33'38" E	35.36'

PLAT OF SURVEY FOR
FOOT LEVELERS, INC.

SHOWING THE VACATION AND COMBINATION OF
TRACT 4, PLAT OF DEANWOOD COMMUNITY DEVELOPMENT PROGRAM (M.B. 1,
PG. 410), SOUTHERLY PORTIONS OF LOTS 1--6, BLOCK 26, DEANWOOD
TERRACE, SOUTHERLY ONE HALF OF LOTS 7--9, SECTION 26, MAP OF
DEANWOOD TERRACE, NORTHERLY HALF OF LOTS 1--6, BLOCK 26, DEANWOOD
TERRACE & NORTHERLY PORTIONS OF LOTS 7--9, SECTION 26, MAP OF
DEANWOOD TERRACE

CREATING HEREON TRACT 4A (8.2535 ACRES)
SITUATE ON POCAHONTAS AVENUE, NE, PLANTATION ROAD, NE &
6TH STREET, NE
CITY OF ROANOKE, VIRGINIA

TAX #: 3043004, 3041005,
3041006, 3041007 & 3041008
DRAWN: SLR/REC
CALC: SLR/REC

SCALE: 1"=50'
DATE: AUGUST 26, 2009
N.B.: SLR-1
W.O.: 08--0164--11



parker
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