

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
 THAT THE WESTERN VIRGINIA WATER AUTHORITY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 1, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #040011051.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS "1,886.6 SQUARE FEET" SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE CITY OF ROANOKE THAT CERTAIN AREA SHOWN ON THE PLAT AS "NEW VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT" SET APART FOR USE AS A PUBLIC EASEMENT.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1960, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 25TH DAY OF January, 2010.

BY: Mary J. Sweeney Executive Director for Water Operations
 OWNER: WESTERN VIRGINIA WATER AUTHORITY ITS
 STATE OF VIRGINIA

CITY OF ROANOKE

I, Mary J. Sweeney, A NOTARY PUBLIC IN AND FOR THE AFORESAID City, AND STATE DO HEREBY CERTIFY THAT Gary Robert Lee, FOR THE WESTERN VIRGINIA WATER AUTHORITY, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City, AND STATE AND ACKNOWLEDGED THE SAME ON January 25, 2010.

MY COMMISSION EXPIRES 1-31-11 REGISTRATION # 7114172

Mary J. Sweeney
 NOTARY PUBLIC

MARY J. SWEENEY
 NOTARY PUBLIC
 Commonwealth of Virginia
 Reg. #7114172
 My Commission Expires Jan. 31, 2011

GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.

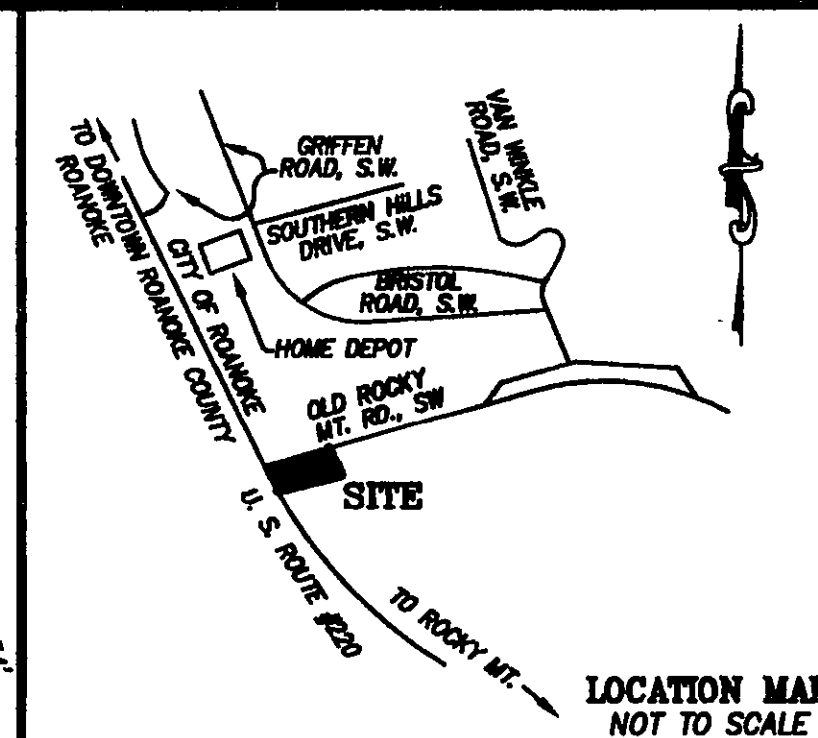
NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #170400002 G, DATED SEPTEMBER 28, 2007 AND HAS BEEN VERIFIED BY ACRUAL FIELD ELEVATIONS, ZONE X (UNKNOWN).
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE PLANNING COMMISSION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
5. A (1,886.6 S.F.) PORTION OF ORIGINAL TAX #5380122 BOUNDED BY CORNERS 1 TO 8 TO 9 TO 3 THRU 7 TO 1, INCLUSIVE IS TO BE DEDICATED FOR PUBLIC STREETS, CREATING "UTILITY LOT" - 4,678.6 SQUARE FEET.
6. 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.
7. PROPERTY LINES FROM CORNER 3 THRU 7 TO 1 ARE HEREBY VACATED. PROPERTY LINES FROM CORNERS 8 TO 9 TO 3 ARE NEW DIVISION LINES.
8. M.B. 1, PG. 538 GRANTS RIGHT OF INGRESS TO TRACT "1" ACROSS TRACT "2", PROVIDED THAT IT DOESN'T PREVENT NORMAL OPERATIONS AND MAINTENANCE OF THE PUMP STATION.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	2784.78'	13.74'	6.87'	13.74'	N 37°32'34" W
C2	25.00'	48.35'	33.31'	38.99'	N 15°22'34" E

Tax #5470120
 Property of
 M C ASSOCIATES INC.
 Deed Book 1568, Page 1715
 (Outback Steakhouse)

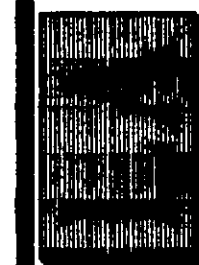
BOUNDARY COORDINATES VIRGINIA STATE PLANE ROANOKE 2000 ADJUSTMENT		
CORNER	NORTHING	EASTING
1	3008863.88310	11058192.19081
2	3008810.34508	11058199.14408
3	3008884.74535	11058078.00828
4	3008805.58027	11058070.57086
5	3008844.14884	11058081.17427
6	3008848.08287	11058086.08081
7	3008862.92488	11058184.73350
1	3008863.88310	11058192.19081
TOTAL AREA TRACT "2" - 6,565.2 S.F.		



PHONE: (540) 774-4411
 FAX: (540) 772-9445
 E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA



DATE: January 22, 2010
 COMM. NO.: 08-144
 SCALE: 1" = 10'

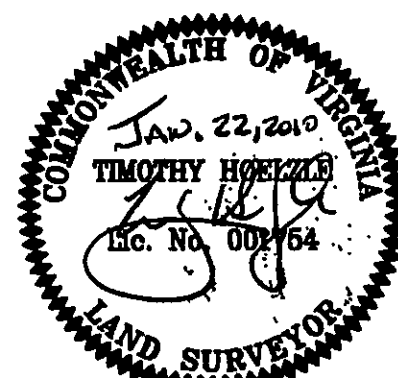
APPROVAL: [Signature] 1-27-10
 AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE
[Signature] 1-27-10
 CITY ENGINEER, ROANOKE, VIRGINIA DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON IS ADMITTED TO RECORD ON January 28th, 2010, AT 3:14 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

Katie Thomas
 DEPUTY CLERK



TAX #5380101
 EAST COAST COMMERCIAL
 LEASING COMPANY, LLC
 INSTRUMENT #060003891
 TRACT "1"
 M.B. 1, PG. 538 (2,253.6 AC.)
 M.B. 1, PG. 543-544 (3,909 AC.)

PLAT OF SUBDIVISION SHOWING
TRACT "2" - 6,565.2 S.F.
ORIGINAL TAX #5380122

(M.B. 1, PG. 538)
 PROPERTY OF THE
**WESTERN VIRGINIA WATER
 AUTHORITY**
 INSTRUMENT #040011051

AND A
1,886.6 S.F. RIGHT-OF-WAY DEDICATION
CREATING HEREON
"UTILITY LOT" - 4,678.6 S.F.
 SITUATED AT THE INTERSECTION OF
 OLD ROCKY MOUNT RD., S.W. & FRANKLIN ROAD, S.W.
 CITY OF ROANOKE, VIRGINIA