

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THOMAS P. THOMAS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #100000619.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

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

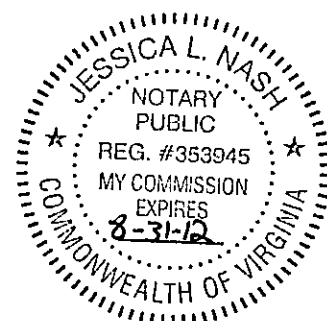
Thomas P. Thomas
THOMAS P. THOMAS (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, *Jessica L. Nash*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Thomas P. Thomas*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 10th DAY OF February, 2010.

Jessica L. Nash
NOTARY PUBLIC REG. # 353945

MY COMMISSION EXPIRES 8-31-12

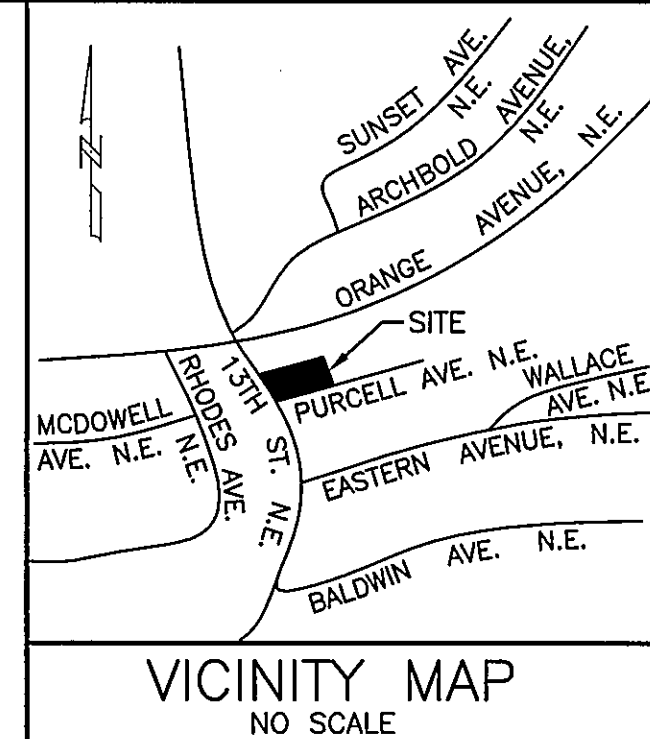


NOTES:

- OWNERS OF RECORD: THOMAS P. THOMAS
- LEGAL REFERENCE: INSTRUMENT #100000619
- TAX MAP NUMBERS: 3210114, 3210115, 3210116, 3210117, 3210118, & 3210119
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE OWNER OF THIS PROPERTY SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE STORMWATER MANAGEMENT EASEMENT SHOWN ON THIS PLAT.
- LOT 16A IS NOT TO HAVE DIRECT ACCESS TO 13TH STREET, N.E.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

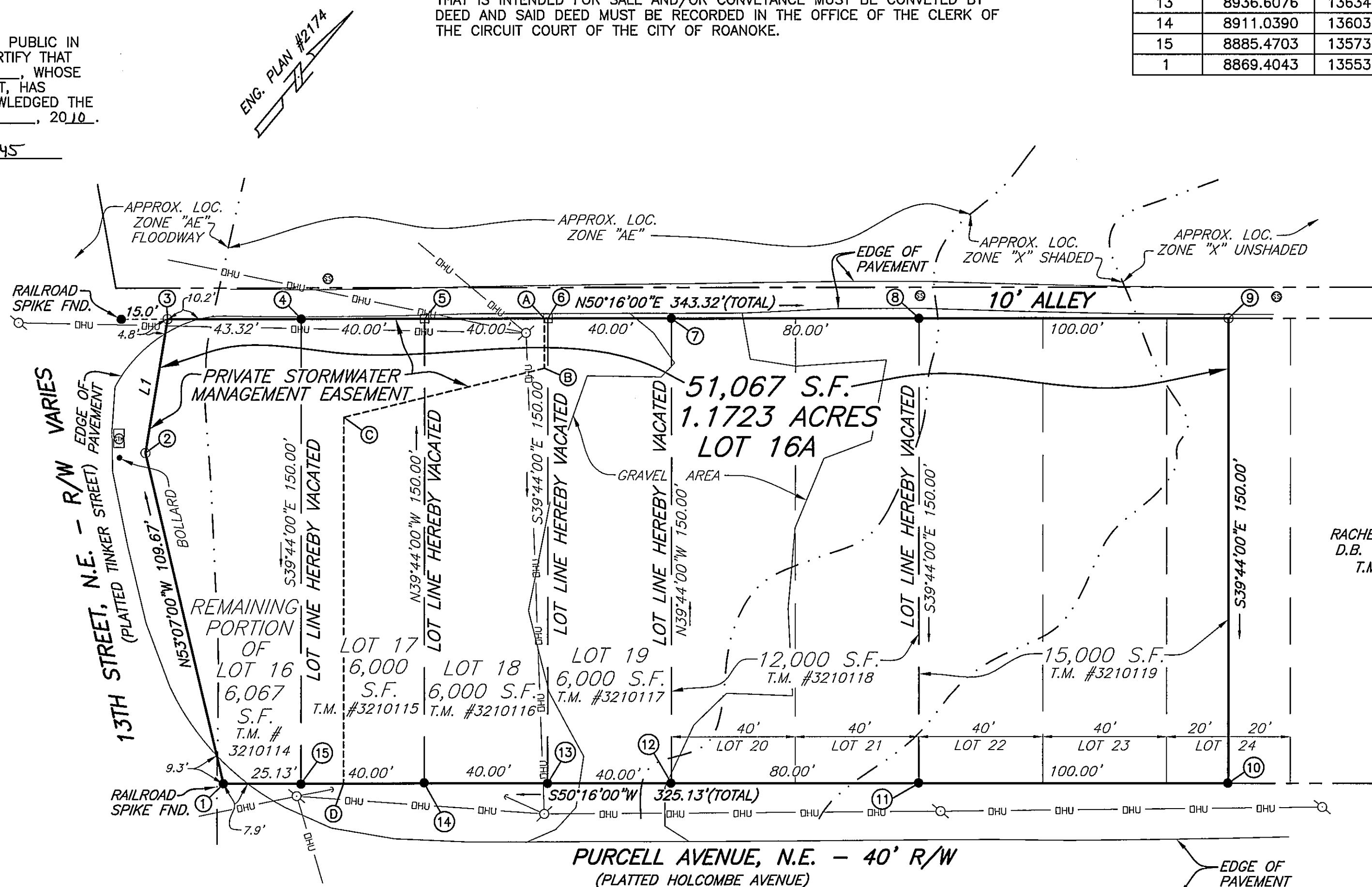
THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	8869.4043	13553.7444
2	8935.2268	13466.0238
3	8973.1337	13443.8704
4	9000.8245	13477.1847
5	9026.3931	13507.9458
6	9051.9617	13538.7069
7	9077.5304	13569.4681
8	9128.6676	13630.9903
9	9192.5891	13707.8931
10	9077.2349	13803.7754
11	9013.3134	13726.8726
12	8962.1762	13665.3504
13	8936.6076	13634.5892
14	8911.0390	13603.8281
15	8885.4703	13573.0670
1	8869.4043	13553.7444



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PLATTED CORNER (NOT SET)
- ⊗ SANITARY SEWER MANHOLE
- ⊕ STORM DRAINAGE INLET
- UTILITY POLE
- GUY-WIRE
- OVERHEAD WIRES
- APPROX. LOC.
- APPROXIMATE LOCATION



N/F
RACHEL L. GREENWAY
D.B. 1449, PG. 587
T.M. #3210121

LINE TABLE		
LINE	BEARING	LENGTH
L1	N30°18'10"W	43.91'

PRIVATE STORMWATER MANAGEMENT EASEMENT		
LINE	BEARING	LENGTH
3-A	N50°16'00"E	122.17'
A-B	S39°44'00"E	16.03'
B-C	S36°37'13"W	66.95'
C-D	S39°44'00"E	118.18'
D-1	S50°16'00"W	38.92'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

APPROVED: *[Signature]*
AGENT, CITY OF ROANOKE PLANNING COMMISSION

2/12/2010
DATE

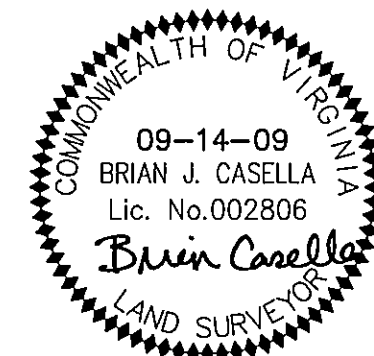
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:28 O'CLOCK P.M. ON THIS 12 DAY OF February, 2010, IN MAP BOOK , PAGE .

TESTE: BRENDA S. HAMILTON
CLERK

Katie Thomas
DEPUTY CLERK

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



DRN: JLN
CHK: BJC

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

COMBINATION & EASEMENT PLAT FOR
THOMAS P. THOMAS
BEING THE COMBINATION OF
THE REMAINING PORTION OF LOT 16,
ALL OF LOTS 17 THROUGH 23
AND HALF OF LOT 24, BLOCK 23
GLEN FALLS
ENGINEERING PLAN #2174

CREATING HEREON
LOT 16A (51,067 SQUARE FEET,
1.1723 ACRES) & A PRIVATE
STORMWATER MANAGEMENT EASEMENT
SITUATED ON PURCELL AVENUE, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED SEPTEMBER 14, 2009
JOB #R0900113.00
SCALE: 1"=30'
SHEET 1 OF 1



PLANNERS ARCHITECTS ENGINEERS SURVEYORS