

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT NANNA & PAPA ENTERPRISES, L.L.C. IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 6 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 080006271.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS 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 OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

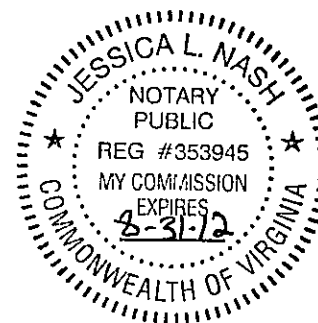
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: John H. Adams ITS: Member  
NANNA & PAPA ENTERPRISES, L.L.C.

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John H. Adams, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 17th DAY OF March, 2010.

Jessica L. Nash REG. # 353945  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-31-12



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.

APPROVED: [Signature] 3/17/2010  
AGENT, CITY OF ROANOKE PLANNING COMMISSION 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 3:59 O'CLOCK A.M. ON THIS 17 DAY OF MARCH, 2010, IN MAP BOOK 1, PAGE 3512.

TESTE: BRENDA S. HAMILTON  
CLERK

Katie Thomas  
DEPUTY CLERK

# NOTES:

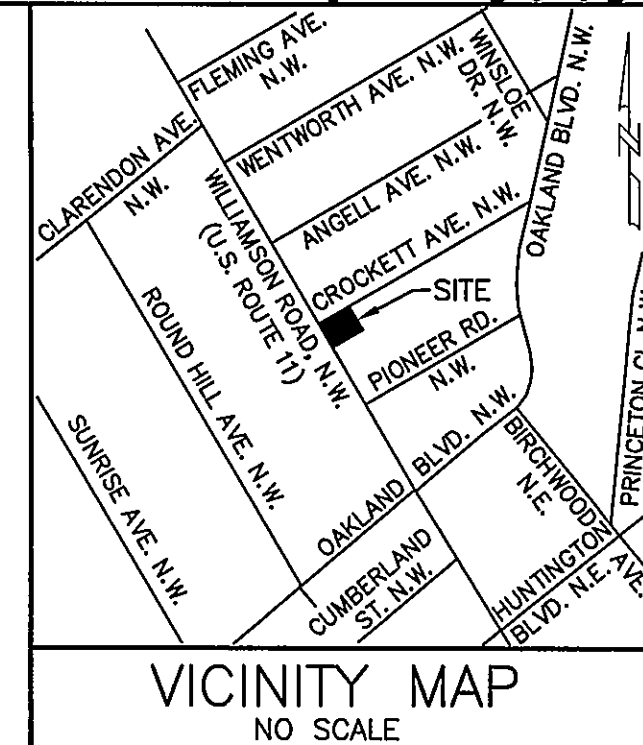
1. OWNER OF RECORD: NANNA & PAPA ENTERPRISES, L.L.C.
2. LEGAL REFERENCE: INSTRUMENT NUMBER 080006271
3. ORIGINAL TAX MAP NUMBERS 2090205 (LOTS 9 & 10) & 2090206 (LOTS 11 & 12)
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THESE PROPERTIES NOT SHOWN HEREON.
5. THESE PROPERTIES DO NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE F.E.M.A. PANEL #51161C0162G (REVISED DATE: SEPTEMBER 28, 2007).
6. PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

P.B. 2, PG. 121  
(ROA. CO.)

N/F  
ROBERT H. WAMPLER, JR. & LYNN MARIE ANDERSON  
D.B. 1751, PG. 604  
T.M. #2090207

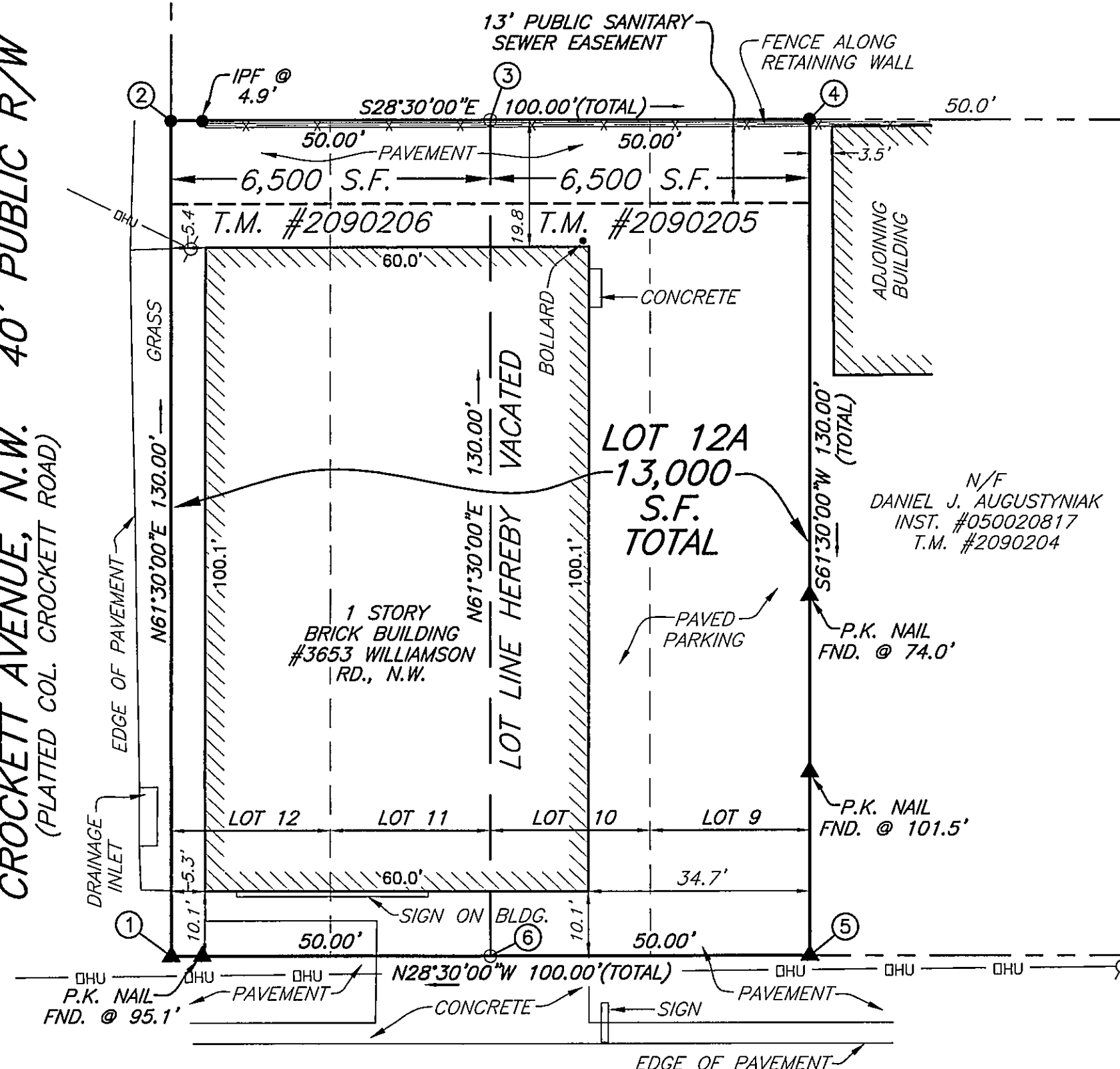
## LEGEND

- IRON PIN FOUND (IPF)
- ▲ P.K. NAIL FOUND
- PLATTED CORNER (NOT SET)
- ⊗ UTILITY POLE
- DHU — OVERHEAD WIRES



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	7104.8121	7828.1238
2	7166.8427	7942.3700
3	7122.9019	7966.2279
4	7078.9610	7990.0859
5	7016.9304	7875.8396
6	7060.8712	7851.9817
1	7104.8121	7828.1238

CROCKETT AVENUE, N.W. 40' PUBLIC R/W  
(PLATTED COL. CROCKETT ROAD)

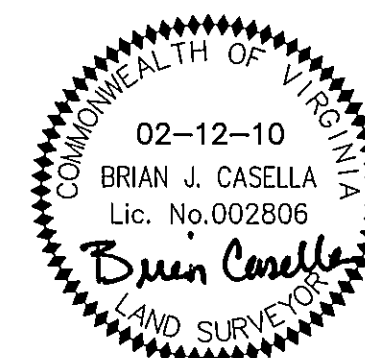


N/F  
DANIEL J. AUGUSTYNIAK  
INST. #050020817  
T.M. #2090204

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 & EASEMENT PLAT FOR  
NANNA & PAPA ENTERPRISES, L.L.C.

BEING THE COMBINATION OF  
LOTS 9, 10, 11, & 12 AS SHOWN ON  
WILLIAM FLEMING COURT  
PLAT BOOK 2, PAGE 121 (ROA. CO.)

CREATING HEREON  
LOT 12A (13,000 SQUARE FEET)

AND  
A 13' PUBLIC SANITARY SEWER EASEMENT  
SITUATED AT THE SOUTHEASTERLY INTERSECTION  
OF WILLIAMSON ROAD, N.W. &  
CROCKETT AVENUE, N.W.

CITY OF ROANOKE, VIRGINIA  
SURVEYED FEBRUARY 12, 2010  
JOB #R1010029.00  
SCALE: 1" = 20'  
SHEET 1 OF 1



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

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

DRN: JLN  
CHK: BJC