KNOW ALL MEN BY THESE PRESENTS TO WIT:

H L LAWSON & SON, LLC

PRINT NAME: LUCAS THORNTOD

STATE OF VIRGINIA

Katherine Noel Maynard

MY COMMISSION EXPIRES May 31, 2024

THAT H.L. LAWSON & SON, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, AND BEING A PART 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 210002051.

THAT H.L. LAWSON & SON, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 4 TO 3 TO 5 TO 6 TO 4, INCLUSIVE, AND BEING A PART 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 210002051.

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 OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT 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 TO-GETHER 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.

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

Rognoke

/aynare/ REG. # 7669950

AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28 DAY OF May , 2021.

NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS

NOTES:

- 1. OWNER OF RECORD: H.L. LAWSON & SON, INC.
- 2. LEGAL REFERENCE: 210002051
- 3. ORIGINAL TAX MAP #'S: 2112518, 2112519
- 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 5. 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.

100.0' TIE

NEW 10' PUBLIC

SANITARY

SEWER EASEMENT

INST. # 21000 6860 NORFOLK SOUTHERN RAILWAY NO SCALE

> **LEGEND** IRON PIN FOUND IRON PIN SET

COORDINATE TABLE (NAD83)			
P	oint	Northing	Easting
	1	3627529.874	11059376.426
	2	3627657.726	11059427.025
	3	3627639.326	11059473.516
	4	3627511.475	11059422.917
	5	3627620.926	11059520.008
	6	3627493.075	11059469.409

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. Me aden JOHN R. MCADEN

002002

VISION AGENT

APPROVED:

06/02/21

ITS: YKZ PRZSIDELTT

=★: REG. # 7664950 :★ **=**

MY COMMISSION

, A NOTARY PUBLIC IN

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 10:43 0'CLOCK A.M. ON THIS 2 DAY OF June

INSTRUMENT # 210006060

BRENDA S. HAMILTON

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0164G (REVISED DATE: SEPTEMBER 28, 2007)

15' UTILITY **EASEMENT** SEE ORDINANCE

34184-030199

(VACATED ALLEY)

APPROX.

LOCATION-

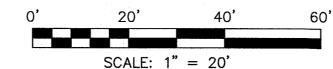
N/F STONE RIVER CONTRACTING INC.

T.M.#2112517 INST. #180007023 LOT 12

100.0' TIE

EDGE OF PAVEMENT

SHENANDOAH AVENUE, N.W. - 50' R/W



COMBINATION PLAT FOR H.L. LAWSON & SON, INC. BEING THE COMBINATION OF LOTS 13 & 14 AND PART OF A VACATED ALLEY CREATING HEREON LOT 13A (13,750 Sq. Ft.) SECTION 44

ROGERS, FAIRFAX, & HOUSTON AS SHOWN IN MAP BOOK 1, PAGE 1998-1999 SITUATED ON SHENANDOAH AVENUE, N.W. CITY OF ROANOKE, VIRGINIA SURVEYED 01-08-2021 JOB #04200055.00 SCALE: 1" = 20'

SHEET 1 OF 1

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG 1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: MSS CHECKED BY: JRM



N/F MCCRAY COURT LP

T.M.#2112530

INST. #010008482

100.00' TOTAL

T.M.#2112519

0.1578 Ac. 6,875 Sq. Ft. LOT 14

— — EDGE OF PAVEMENT — — — —

T.M.#2112518

0.1578 Ac.

6,875 Sq. Ft. LOT 13

> N/F H L LAWSON & SON INC. LOT 13A

0.3156 Ac. 13,750 Sq. Ft.

50.00

----N68°24'29"W 100.00" TOTAL CONC. APRON THUTIL - OHUTIL -

100' TO P.I. 9TH STREET, N.W.

6 100.0' TIE 50.00

T.M.#2112520 INST. #210002051 LOT 15

John R. McAden Lic. No. 2002 01-08-2021