

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JMEM LLC IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1 (T.M. #3042211), 2 TO 7 THROUGH 11 TO 2 (T.M. #3042201), 11 TO 10 TO 12 TO 13 TO 11 (T.M. #3042224), 13 TO 12 TO 14 TO 5 TO 13 (T.M. #3042202), AND 4 TO 3 TO 5 TO 6 TO 4 (T.M. #3042212), 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 160009307.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A 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 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.

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

JMEM, L.L.C.

BY: Timothy P Meadows ITS: OWNER
PRINT NAME

STATE OF VIRGINIA

City of Roanoke
I, Kristin Marie Bunn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Timothy P Meadows, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 17 DAY OF July, 2017.

Kristin Marie Bunn REG. # 7733394
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/30/2021



APPROVED:

SUBDIVISION AGENT

7/19/17
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 9:03 O'CLOCK A.M. ON THIS 20 DAY OF July, 2017 IN INSTRUMENT # 170008573.

TESTE: BRENDA S. HAMILTON

Brenda S. Hamilton
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: JMEM LLC
2. LEGAL REFERENCE: INSTRUMENT #160009307
3. ORIGINAL TAX MAP #3042211, 3042212, 3042201, 3042224, 3042202
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.

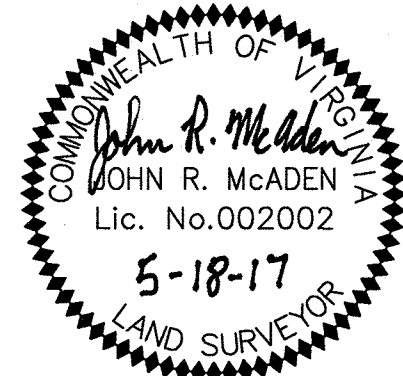
LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- - DEEDED CORNER

COORDINATE LIST (ASSUMED)

Point	Northing	Easting
1	5086.408	4415.980
2	5217.319	4407.687
3	5218.197	4452.353
4	5087.399	4454.923
5	5218.983	4492.346
6	5088.418	4494.911
7	5347.183	4399.459
8	5347.389	4409.948
9	5372.384	4409.457
10	5372.774	4429.313
11	5217.804	4432.357
12	5373.363	4459.307
13	5218.393	4462.351
14	5373.953	4489.301

LINE	BEARING	DISTANCE
L1	N88°52'28"E	10.49'
L2	N01°07'32"W	25.00'
1-A	N03°37'30"W	9.38'
A-B	N88°52'28"E	40.44'
B-C	N79°16'31"E	39.48'
C-6	S01°07'32"E	15.50'



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. McAden
JOHN R. MCADEN 002002

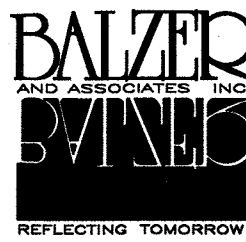
COMBINATION PLAT FOR JMEM LLC

BEING THE COMBINATION OF
T.M. #3042211 (5,475 S.F.), T.M. #3042212 (5,228 S.F.)
T.M. #3042201 (4,073 S.F.), T.M. #3042224 (4,650 S.F.)
AND T.M. #3042202 (4,650 S.F.)
AND VACATED PORTION OF LOUISIANA AVENUE
MAP BOOK 1, PAGE 367
INSTRUMENT #160009307

CREATING HEREON
LOT 1 - 0.5527 ACRE (24,076 S.F.)

AND
A NEW VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT

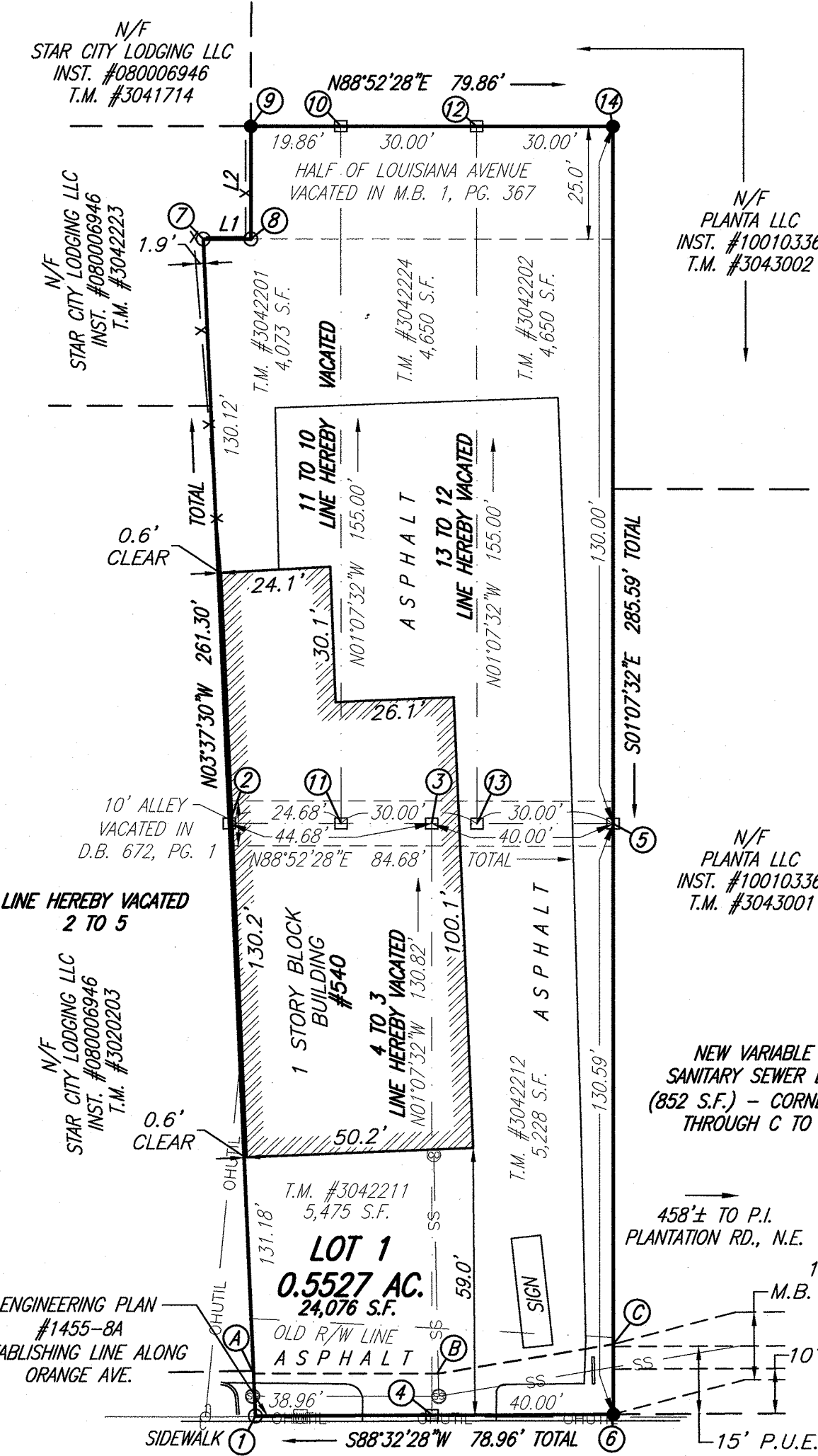
#540 ORANGE AVENUE, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED MAY 18, 2017
JOB #05170123.HS
SCALE: 1"=30'
SHEET 1 OF 1



0' 30' 60'
SCALE: 1"=30'

DRN: SCB
CHK: JRM

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



ORANGE AVENUE, N.E. - R/W VARIES

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 #51161C0166G (REVISED DATE: SEPTEMBER 28, 2007)