

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE FOUNDATION FOR DOWNTOWN, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 23, 1997, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBER 970024714.

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 1950, 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.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE FOR PUBLIC USE THE NEW 20' PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 21 DAY OF July, 2000.

ROANOKE FOUNDATION FOR DOWNTOWN, INC.

BY: Edwin C. Hall  
EDWIN C. HALL, PRESIDENT

STATE OF VIRGINIA

City of Roanoke

I, Jennifer M. Perkins, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Edwin C. Hall, PRESIDENT, OF ROANOKE FOUNDATION FOR DOWNTOWN, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED July 21, 2000, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 21, 2000.

MY COMMISSION EXPIRES June 30, 2003

[Signature]  
NOTARY PUBLIC

TRACT A		
PROPERTY TO BE CONVEYED TO THE CITY OF ROANOKE BY ROANOKE FOUNDATION FOR DOWNTOWN, INC.		
LINE	BEARING	DISTANCE
2-3	N 00°34'30" E	188.66'
3-3A	S 88°41'48" E	111.40'
3A-3B	S 01°10'20" W	156.86'
3B-3C	N 88°49'40" W	14.00'
3C-3D	S 01°10'20" W	31.53'
3D-2	N 88°49'40" W	95.44'
AREA = 0.468 AC.		

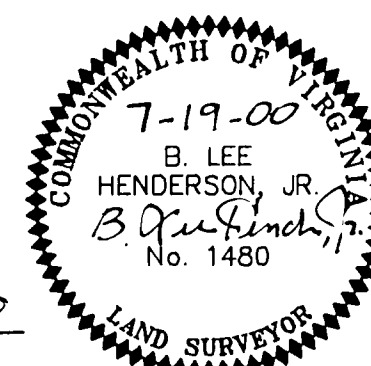
## NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 3) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.
- 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 RESUBDIVISION.
- 5) THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS. SEE COMMUNITY PANEL NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. "ZONE X"
- 6) LINES 3A THROUGH 3D, INCLUSIVE, CONSTITUTE NEW DIVISION LINES.
- 7) LEGAL REFERENCE: INSTRUMENT NUMBER 970024714.
- 8) THIS PLAT IS A SUBDIVISION OF THE CITY OF ROANOKE TAX MAP NUMBER 2013606.

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

B. Lee Henderson, Jr.  
B. LEE HENDERSON, JR. LS #1480

7-19-00  
DATE



APPROVED:

[Signature]  
AGENT, ROANOKE CITY PLANNING COMMISSION

7-19-00  
DATE

[Signature]  
CITY ENGINEER, ROANOKE, VIRGINIA

7-19-00  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON July 26th 2000, AT 9:05 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Patty Taylor  
DEPUTY CLERK

PLAT SHOWING  
THE RESUBDIVISION OF  
PROPERTY OF  
ROANOKE FOUNDATION FOR  
DOWNTOWN, INC.

I.N. 970024714

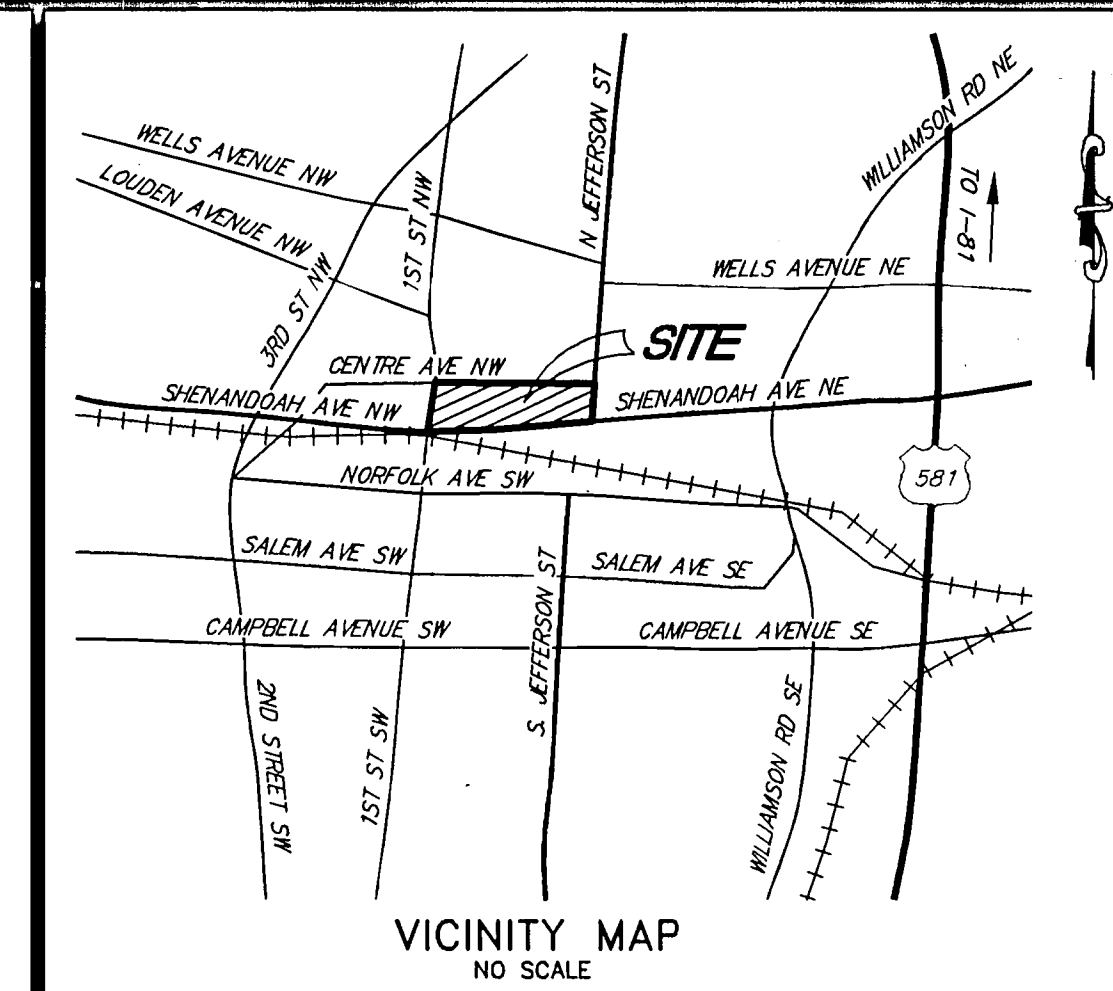
CREATING HEREON NEW  
TRACT A (0.468 AC.)

AND NEW

TRACT B (0.918 AC.)

BEING ORIGINAL LOTS 9, 10 & 11  
BLOCK 12, SHEET No. 1, NW  
CITY OF ROANOKE OFFICIAL SURVEY  
SITUATED AT THE INTERSECTION OF  
JEFFERSON STREET, NW AND SHENANDOAH AVENUE, NW  
CITY OF ROANOKE, VIRGINIA

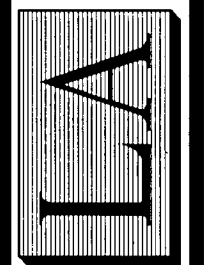
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9775.69294	10480.29203
2	9782.23331	10160.65717
3	9970.88001	10162.55071
4	9963.56471	10484.08249
1	9775.69294	10480.29203
AREA = 1.386 AC.		



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ROANOKE, VIRGINIA 24018

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



DATE: JULY 19, 2000  
COMM. NO.: 99-371  
CADD FILE: F:\99\99371\371RPT.DWG  
SHEET 1 OF 1