

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 10 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY THE FOLLOWING DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA: DEED DATED SEPTEMBER 20, 2000 AND RECORDED AS INSTRUMENT NUMBER 000012652; DEED DATED SEPTEMBER 20, 2000 AND RECORDED AS INSTRUMENT NUMBER 000012653; DEED DATED SEPTEMBER 20, 2000 AND RECORDED AS INSTRUMENT NUMBER 000012654; DEED DATED OCTOBER 3, 2000 AND RECORDED AS INSTRUMENT NUMBER 000013245; AND DEED DATED FEBRUARY 8, 2001 AND RECORDED AS INSTRUMENT NUMBER 010001709; AND ALSO COMPRISES THAT CERTAIN 12" ALLEY WHICH WAS PERMANENTLY VACATED, DISCONTINUED AND CLOSED BY ORDINANCE NUMBER 35038-090500 DATED SEPTEMBER 5, 2000 AND COMPRISES THAT CERTAIN 25' BY 85' PORTION OF FIRST STREET, NW WHICH WAS PERMANENTLY VACATED, DISCONTINUED, AND CLOSED BY ORDINANCE NUMBER 35110-110600 DATED NOVEMBER 6, 2000.

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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 9 DAY OF April, 2001.

THE CITY OF ROANOKE, VIRGINIA

BY: Darlene L. Burcham  
DARLENE L. BURCHAM, CITY MANAGER

STATE OF VIRGINIA

City of Roanoke

I, Sharon Mougir, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT DARLENE L. BURCHAM, CITY MANAGER, OF THE CITY OF ROANOKE, VIRGINIA, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 9, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 9, 2001.

MY COMMISSION EXPIRES 3-31-03

Sharon Mougir  
NOTARY PUBLIC

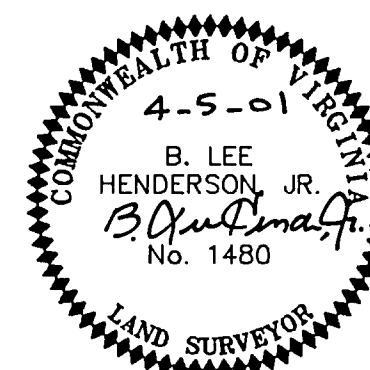
BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9785.50777	10000.63067
2	9826.49831	10001.51157
3	9827.03544	9976.51734
4	9912.01582	9978.34359
5	9911.47869	10003.33782
6	9974.47152	10004.69155
7	9968.34605	10273.92675
8	9811.51515	10270.71768
9	9811.80156	10256.72061
10	9780.28086	10256.07563
1	9785.50777	10000.63067
AREA = 1.206 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) LEGAL REFERENCES: INSTRUMENT NUMBERS 000012652, 000012653, 000012654, 000013245, AND 010001709.
- 7) THE INTENT OF THIS PLAT IS TO COMBINE THE CITY OF ROANOKE TAX MAP NUMBERS 2013601, 2013602, 2013603, 2013604, 2013605, AND 2013607 AND THE VACATED ALLEY (35038-090500) AND A PORTION OF 1ST STREET (35110-110600) CREATING NEW TRACT A-1.

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  
4-5-01  
DATE



APPROVED:

John James Zandi  
AGENT, ROANOKE CITY PLANNING COMMISSION  
04/09/2001  
DATE

Philip C. Edmister  
CITY ENGINEER, ROANOKE, VIRGINIA  
4-09-01  
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 April 10, 2001, AT 11:46 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

John Mark Zandi  
DEPUTY CLERK

PLAT SHOWING  
THE RESUBDIVISION OF  
PROPERTY OF  
**THE CITY OF ROANOKE, VIRGINIA**

I.N. 000012652, I.N. 000012653, I.N. 000012654,  
I.N. 000013245, AND I.N. 010001709

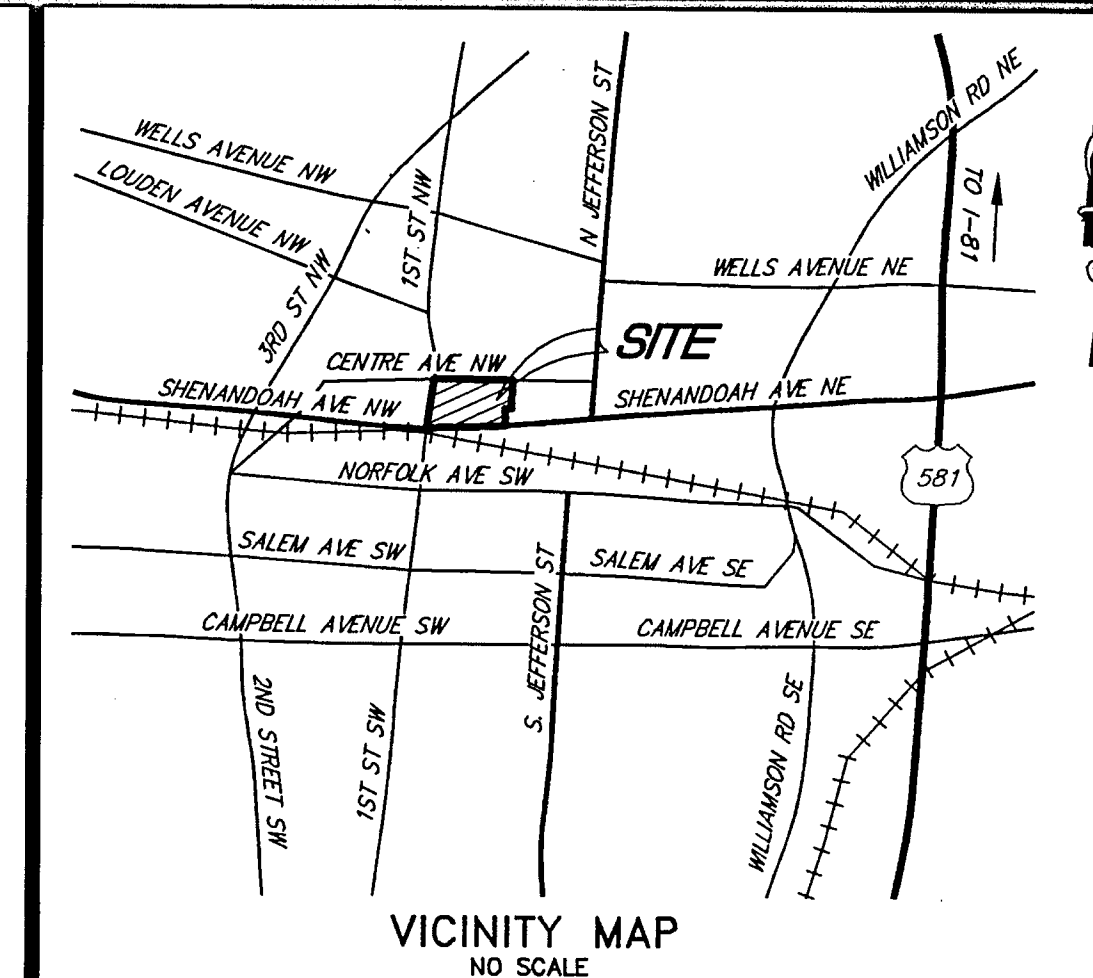
CREATING HEREON NEW  
**TRACT A-1 (1.206 AC.)**

BEING ORIGINAL LOTS 1 THROUGH 8 AND  
A PORTION OF LOT 9

BLOCK 12, SHEET No. 1, NW  
CITY OF ROANOKE OFFICIAL SURVEY

AND  
BEING ORIGINAL TRACT A  
M.B. 1, PG. 2122

SITUATED AT THE INTERSECTION OF  
FIRST STREET, NW AND SHENANDOAH AVENUE, NW  
CITY OF ROANOKE, VIRGINIA

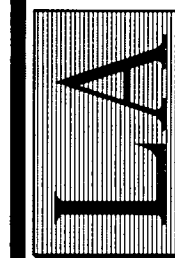


LEGEND	
EX.	EXISTING
I.P.	IRON PIN
I.N.	INSTRUMENT NUMBER
M.B.	MAP BOOK
PG.	PAGE
AC.	ACRES
OHE	OVERHEAD ELECTRIC
---	TAX PARCEL & DEED LINE
---	LOT LINE FROM CITY OF ROANOKE OFFICIAL SURVEY
---	FOOTER

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



DATE: MARCH 1, 2001  
SCALE: 1" = 30'  
COMM. NO.: 2001-018  
CADD FILE: F:\ON\01018\018RPO1.DWG

SHEET 1 OF 1