THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED. KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT BOBBY J. WADE AND BRYANT A. WADE ARE THE OWNERS **GENERAL NOTES:** 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE CONTAINING A TOTAL OF 0.3581 ACRES, AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. JAMES CROUCH, JR. BY INSTRUMENT NO. 000005956, DATED AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS APRIL 28, 2000 AND BY ROSS C. HART, SPECIAL COMMISSIONER BY INSTRUMENT NO. 990018451, DATED OCTOBER 28, 1999 AND DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ACTUAL FIELD ELEVATIONS. THE CITY OF ROANOKE, VIRGINIA. THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LOTS AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS ADMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA AS ADMENDED TO DATE AND VACATE LINES SHOWN DOTTED HEREON. WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS. ALLEY PERMANENTLY VACATED, DISCONTINUED & CLOSED 9-24-84 ORDINANCE NO 27205 OWNER CALMER AVENUE LOT 14 LOT 15 LOT 16 INSTR. NO 000005956 D.B. 1509 PG. 69 -SITE LOUDON AVENUE CENTRE AVENUE 120.00' TOTAL 15' ALLEY 3 4 S 68'45'00" E **OWNER** "VICINITY MAP" INSTR. NO 990018451 NO SCALE 60.00' ACTUAL (40') (10') 60.00 (10') IRON IRON Bobly Jan Wale 4:2402 Breat A. Wade PIN SET PIN SET (80.00' DEED ERRONEOUS) . TAX NO 221-1815 . - TAX NO 221-1814 ---BOBBY JAY WADE ORIGINAL LOT 5 ORIGINAL LOT 6 ORIGINAL LOT 7 ORIGINAL LOT 8 COORDINATES (50') (50') (50') (50') STATE OF VIRGINIA CORNER NORTHING **EASTING** LOT 7A 5000.0000 5000.000 00 5043.4926 4888.1591 0.3581 ACRE I 5164.6536 4935.2760 **BOUNDED BY CORNERS** 5121.1610 5047.1169 1, Anna S. Gill A NOTARY PUBLIC IN 1 THRU 4 TO 1 5000.0000 5000.0000 AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT S INCLUSIVE BOBBY J. WADE AND BRYANT A. WADE WHOSE NAMES ARE 居門 THESE COORDINATES ARE BASED ON SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY AN ASSUMED DATUM. 2175'00" WIDE APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN VACATED MY AFORESAID JURISDICTION ON THIS 24th DAY OF *Boa'l* , 2002. MY COMMISSION EXPIRES: 3-31-05 PROPERTY OF PROPERTY OF LAWRENCE D. LEE, JR. BYRON A. SMITH D.B. 1400 PG. 679 D.B. 1682 PG. 1582 TAX NO 221-1812 TAX NO 221-1816 INSTR NO. INSTR NO. 000005956 990018451 **BOUNDARY NOTE:** THIS PLAT COMBINES EXISTING TAX PARCEL NO. 221-1814 AND EXISTING TAX PARCEL (80.00' DEED ERRONEOUS) NO. 221-1815 TO CREATE LOT 7A (0.3581 ACRE.) IRON (BY INSTR NO. 000005956) PIN SET PIN (10') 60.00' ACTUAL SET 60.00 (10') (40') N 68'45'00" W PLANNING COMMISSION 1 2 120.00' TOTAL CENTRE AVENUE, N.W. 50' MDE VACATION AND COMBINATION PLAT FOR WADE CONSTRUCTION OF ROANOKE, INC. SHOWING A PORTION OF LOT 5, ALL OF LOTS 6 AND 7 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:40 O'CLOCK ______.M. ON THIS _25 __DAY OF ______. 2002 AND THE WESTERN 10' OF LOT 8, BLOCK 22, BEING COMBINED TO CREATE LOT 7A MAP OF MHN T. PARKER LANDS OF THE No. 1076 HYDE PARK LAND COMPANY 24 2003 D.B. 74, PG. 1 TESTE: ARTHUR B. CRUSH, II CITY PLAN NO 1181 221-1814 ROANOKE, VIRGINIA

1'' = 20'

10'

GRAPHIC SCALE

0652

TPP&S T. P. PARKER & SON

ENGINEERS 816 Boulevard SURVEYORS Post Office Box 39

PLANNERS Salem, Virginia 24153

221-1815

JD ·

CLOSED: .

. DRAWN <u>P 414</u>

CHK'D JTP

SCALE: 1"= <u>20'</u>

W.O.: <u>02-0110-B</u>

DATE: 24 APRIL 2002

M.B.___, PG.<u>**2433**</u>