

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE FIRE FIGHTERS ASSOCIATION IS THE FEE SIMPLE OWER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1776, PAGE 1767.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

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

ROANOKE FIRE FIGHTERS ASSOCIATION

BY: [Signature]

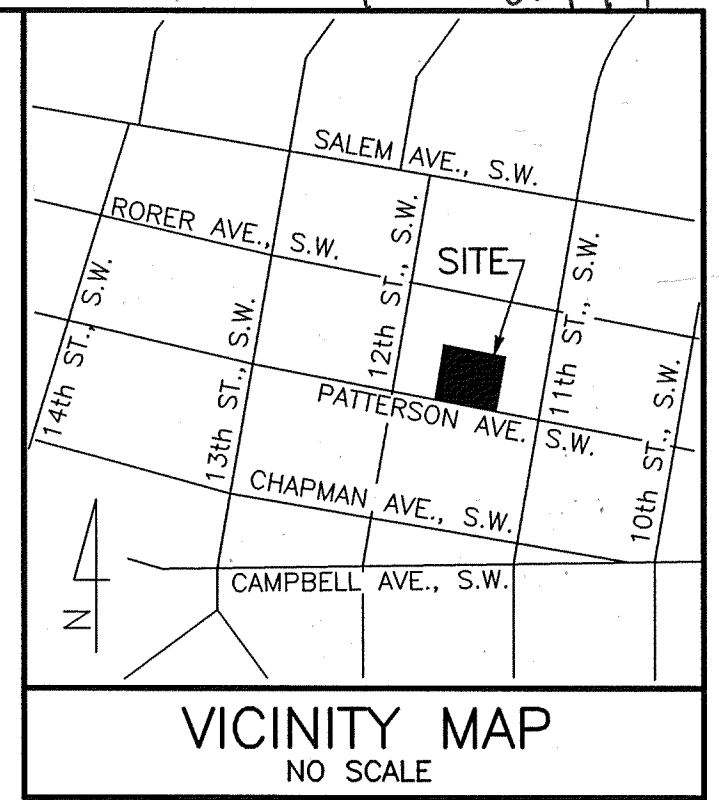
ITS: SECT. / TREAS.

NOTES:

1. OWNER OF RECORD: ROANOKE FIRE FIGHTERS ASSOCIATION
2. LEGAL REFERENCES: DEED BOOK 1776, PAGE 1767
3. TAX MAP NUMBERS: #1212911, #1212912 & #1212913
4. NO TITLE REPORT FURNISHED. 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 IS CURRENTLY ZONED: C2
6. UNDERGROUND UTILITY SERVICE LINES
7. DESCRIPTION FOUND IN DEED BOOK 1776, PAGE 1767 MISCLOSES. PROPERTY LINES SHOWN HEREON ARE BASED UPON ACTUAL MONUMENTATION FOUND.

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET



STATE OF VIRGINIA
COMMONWEALTH AT LARGE

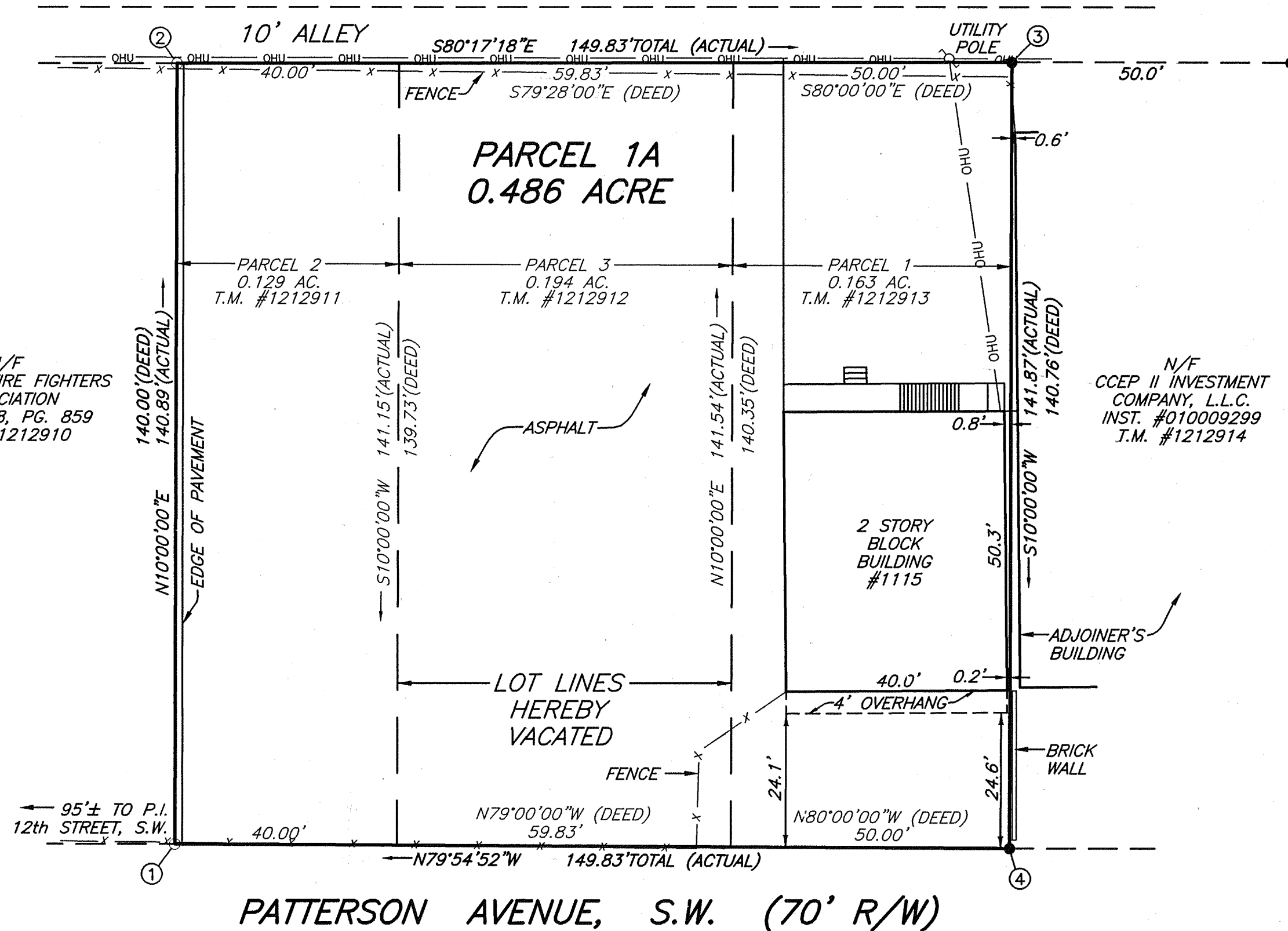
I, BJ Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Michael W. Hawley, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18th DAY OF September, 2002.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31 2005

N/F
ROANOKE FIRE FIGHTERS
ASSOCIATION
D.B. 1778, PG. 859
T.M. #1212910

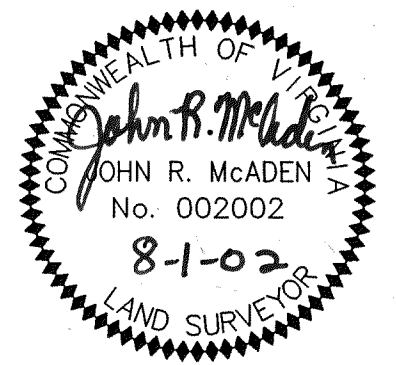
N/F
CCEP II INVESTMENT
COMPANY, L.L.C.
INST. #010009299
T.M. #1212914

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	4852.6911	4806.6450
2	4991.4429	4831.1107
3	4966.1688	4978.7893
4	4826.4542	4954.1539
1	4852.6911	4806.6450



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



APPROVED: [Signature]
ENGINEER, CITY OF ROANOKE

9-18-02
DATE

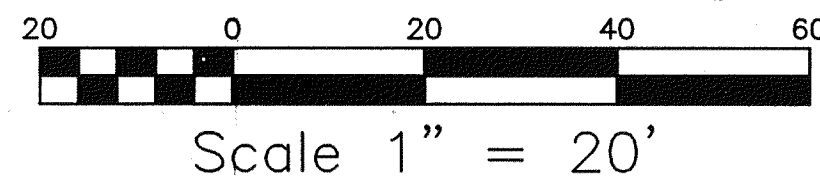
[Signature]
AGENT, CITY OF ROANOKE PLANNING COMMISSION

9/18/2002
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 11:55 O'CLOCK 14 A.M. ON THIS 19 DAY OF Sept, 2002, IN MAP BOOK 1, PAGE 2497.

TESTE: Arthur B. Crutch III
CLERK
Patty Taylor
DEPUTY CLERK

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. MAPS PROPERTY IS IN ZONE X UNSHADED, AS SHOWN ON MAP 51161C0042 D (EFFECTIVE DATE : OCTOBER 15, 1993)



COMBINATION PLAT FOR
ROANOKE FIRE FIGHTERS ASSOCIATION
BEING THE COMBINATION OF
PARCELS I, II & III
AS DESCRIBED IN
DEED BOOK 1776, PAGE 1767
CREATING HEREON
PARCEL 1A (0.486 ACRE)
SITUATED ON PATTERSON AVENUE
CITY OF ROANOKE, VIRGINIA
SURVEYED AUGUST 1, 2002
JOB #R0210273.00
SCALE: 1"=20'
SHEET 1 OF 1

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

