

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MEMBER ONE FEDERAL CREDIT UNION (A.K.A. N&W EMPLOYEES FEDERAL CREDIT UNION) IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 10 THRU 19 TO 10, INCLUSIVE, AND BEING 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 1441, PAGE 1187.

THAT MEMBER ONE FEDERAL CREDIT UNION IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 8 TO 1, INCLUSIVE, 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 030013161.

THAT THE CITY OF ROANOKE IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 15 THRU 19 TO 10 TO 9 TO 2 THRU 6 TO 20 TO 15, INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY MAP BOOK 1, PAGE 157, MAP BOOK 1, PAGE 173 & MAP BOOK 1 PAGES 211 & 212. SAID PARCEL IS A PORTION OF GILMER AVENUE, N.E. THAT HAS BEEN PERMANENTLY VACATED, DISCONTINUED AND CLOSED BY ORDINANCE NUMBER 36528-102303 ADOPTED BY THE COUNCIL OF THE CITY OF ROANOKE AT A MEETING HELD OCTOBER 23, 2003.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 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:

MEMBER ONE FEDERAL CREDIT UNION

BY: John A. Goff TITLE: Senior Vice President

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, James H. Hill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John A. Goff WHOSE

NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF February, 2004

James H. Hill
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/22/06

CORNER	NORTHING	EASTING
1	4685.9374	4509.6189
2	4885.3570	4477.6275
3	4885.0254	5411.6258
4	4884.5093	4564.5332
5	4881.9413	4827.7807
6	4866.7980	4842.6314
7	4770.0426	4841.6876
8	4756.3475	4832.4667
9	4964.0637	4462.3961
10	4991.9833	4536.4689
11	5012.9118	4591.5788
12	5103.0963	4689.1009
13	5155.6966	4703.1339
14	5154.2746	4845.5088
15	4956.7701	4843.5202
16	4941.9292	4828.3676
17	4943.8759	4628.7971
18	4959.7545	4601.4644
19	4981.3073	4540.5233
20	4911.8090	4843.0722
1	4685.9374	4509.6189

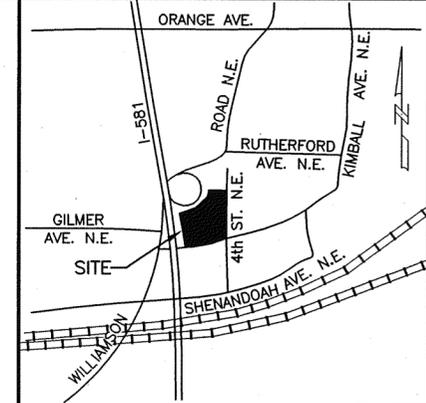
APPROVED: Thomp C. Sauer 2-23-04
ENGINEER, CITY OF ROANOKE DATE
R. Brian Townsend 2-23-04
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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 11:10 O'CLOCK A.M. ON THIS 14th DAY OF April, 2004, IN MAP BOOK 1, PAGE 2714 (2714)
TESTE: Brenda S. Hamilton Deidre
CLERK DEPUTY CLERK

LINE	BEARING	LENGTH
L1	N20°47'42"W	11.42

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

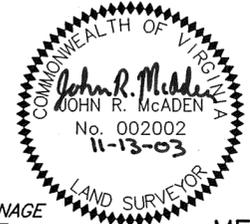
LEGEND	
●	IRON PIN FOUND
○	CONCRETE MONUMENT FOUND
■	DEEDED CORNERS
○	UTILITY POLE
○	LIGHT POLE
○	ELECTRICAL MANHOLE
○	WATER MANHOLE
○	STORMWATER MANHOLE
○	TELEPHONE MANHOLE
○	FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT
ESM'T	EASEMENT
---	DEEDED LINES
---	SURVEYED LINES



NOTES:

- OWNER OF RECORD: MEMBER ONE FEDERAL CREDIT UNION (DEEDED AS= N&W EMPLOYEES FEDERAL CREDIT UNION) DEED BOOK 1441, PAGE 1187 TAX MAP #3015008
- OWNER OF RECORD: MEMBER ONE FEDERAL CREDIT UNION INSTRUMENT #030013161 TAX MAP #3014017
- SEE CITY OF ROANOKE ORDINANCE NUMBER 36528-102303 IN WHICH A PORTION OF GILMER AVENUE, N.E. IS PERMANENTLY VACATED, DISCONTINUED AND CLOSED, EXTENDING WESTERLY FROM 4th STREET, N.E. TO AN EXISTING CUL-DE-SAC. SAID ORDINANCE WAS ADOPTED BY THE COUNCIL OF THE CITY OF ROANOKE AT A MEETING HELD ON OCTOBER 23, 2003.
- 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.
- PHYSICAL IMPROVEMENTS ON PROPERTIES NOT SHOWN HEREON AT OWNERS REQUEST. AREA WITHIN VACATED GILMER AVENUE HAS BEEN FIELD SURVEYED AND ALL VISIBLE IMPROVEMENTS ARE SHOWN HEREON.
- PROPERTIES ARE CURRENTLY ZONED: C-3
- UNDERGROUND UTILITY SERVICE LINES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	282.14'	4397.18'	141.12	N09°38'10"W	282.09'	3°40'35"
C2	23.56'	15.00'	15.00	N45°35'43"E	21.21'	89°58'54"
C3	33.06'	32.00'	18.17	N59°50'46"W	31.61'	59°11'24"
C4	70.29'	50.00'	42.36	N70°31'23"W	64.64'	80°32'36"
C5	57.82'	40.00'	35.27	S89°26'28"E	52.91'	82°48'35"
C6	23.56'	15.00'	15.00	N44°26'28"W	21.21'	89°58'58"
C7	17.48'	15.00'	9.89	N33°57'09"E	16.51'	66°46'47"
C8	332.22'	919.93'	167.94	N77°41'31"E	330.41'	20°41'28"
C9	202.01'	4397.18'	101.01	N09°06'50"W	201.96'	2°37'54"
C10	80.16'	4397.18'	40.08	N10°57'08"W	80.16'	1°02'40"
C11	54.62'	195.00'	27.49	N14°56'16"E	54.44'	16°02'50"



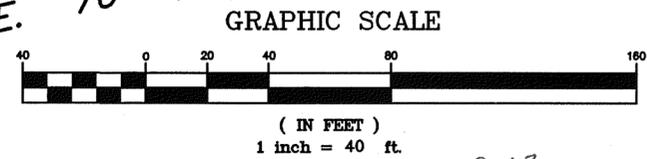
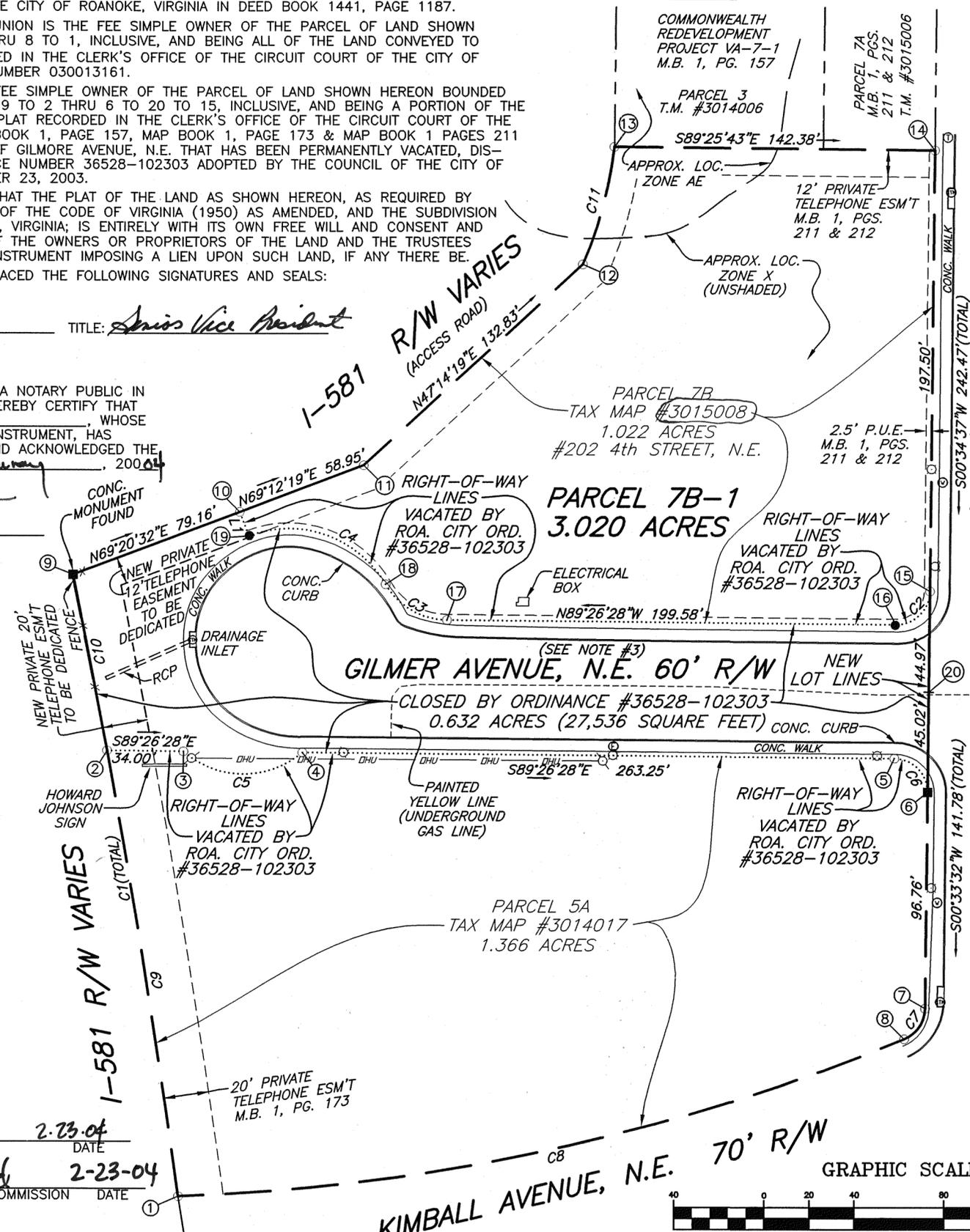
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. McADEN 002002

COMBINATION PLAT OF SURVEY & FROM RECORDS FOR
MEMBER ONE FEDERAL CREDIT UNION
BEING THE COMBINATION OF
PARCEL 5A (1.366 ACRES)
RESUBDIVISION OF PARCELS 5, 6A, 8A & 9A
COMMONWEALTH REDEVELOPMENT PROJECT VA-7-1
MAP BOOK 1, PAGE 173
PARCEL 7B (1.022 ACRES)
MAP OF KIMBALL REDEVELOPMENT PROJECT VA R-46
MAP BOOK 1, PAGES 211 & 212
& A PORTION OF GILMER AVENUE, N.E. (0.632 ACRE)
CLOSED BY ORDINANCE No. 36528-102303

CREATING HEREON
PARCEL 7B-1 (3.020 ACRES)
SITUATED ON 4th STREET, N.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED NOVEMBER 13, 2003
JOB #R0310360.00
SCALE: 1"=40'
SHEET 1 OF 1



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



A PORTION OF THIS PROPERTY (NORTHWEST CORNER) LIES WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X(UNSHADED) AND ZONE AE. SEE MAP #51161C0046 D (EFFECTIVE DATE: OCT. 15, 1993)