

Know All Men By These Presents To Wit:


That, Cosmo Holdings LLC, is the fee simple owner of the parcel of land shown hereon bounded by corners 1 through 14 to 1, inclusive, and is all the land conveyed to said owner by deed dated July 15, 1999 recorded in the Clerk's Office of the Circuit Court of Roanoke, Virginia in Instrument No. 990011032.

The said owner hereby subdivides the property as shown hereon of its own free will and accord and in accordance with section 15.2-2240 through 15.2-2276 of the State Code of Virginia, 1950 (as amended) and the City of Roanoke, Virginia Subdivision Ordinance (as amended).

The said owner hereby vacates the old lot lines as shown hereon of its own free will and accord and in accordance with section 15.2-2275 of the State Code of Virginia, 1950 (as amended) and the City of Roanoke, Virginia Subdivision Ordinance (as amended).

The platting or dedication of the land shown hereon is with the free consent and in accordance with the desire of the undersigned owners as required by Section 15.2-2240 through 15.2-2279 of the Code of Virginia (1950) as amended, and the subdivision ordinance of the City of Roanoke, Virginia, as amended.

In witness whereof is placed the signature and seal of said owner on this 14th day of January, 2008.

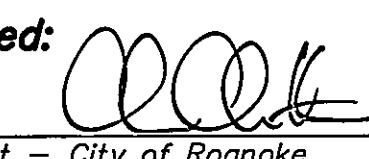
  
Authorized Agent  
Cosmo Holdings LLC  
Date 1/14/08  
**Richard Linneth**  
Printed Name of Agent

STATE OF VIRGINIA  
County OF Roanoke TO WIT:

I, Misty L. Stoneman, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Richard Linneth, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 4th DAY OF January, 2008.

MY COMMISSION EXPIRES: 6-30-11  
  
NOTARY PUBLIC

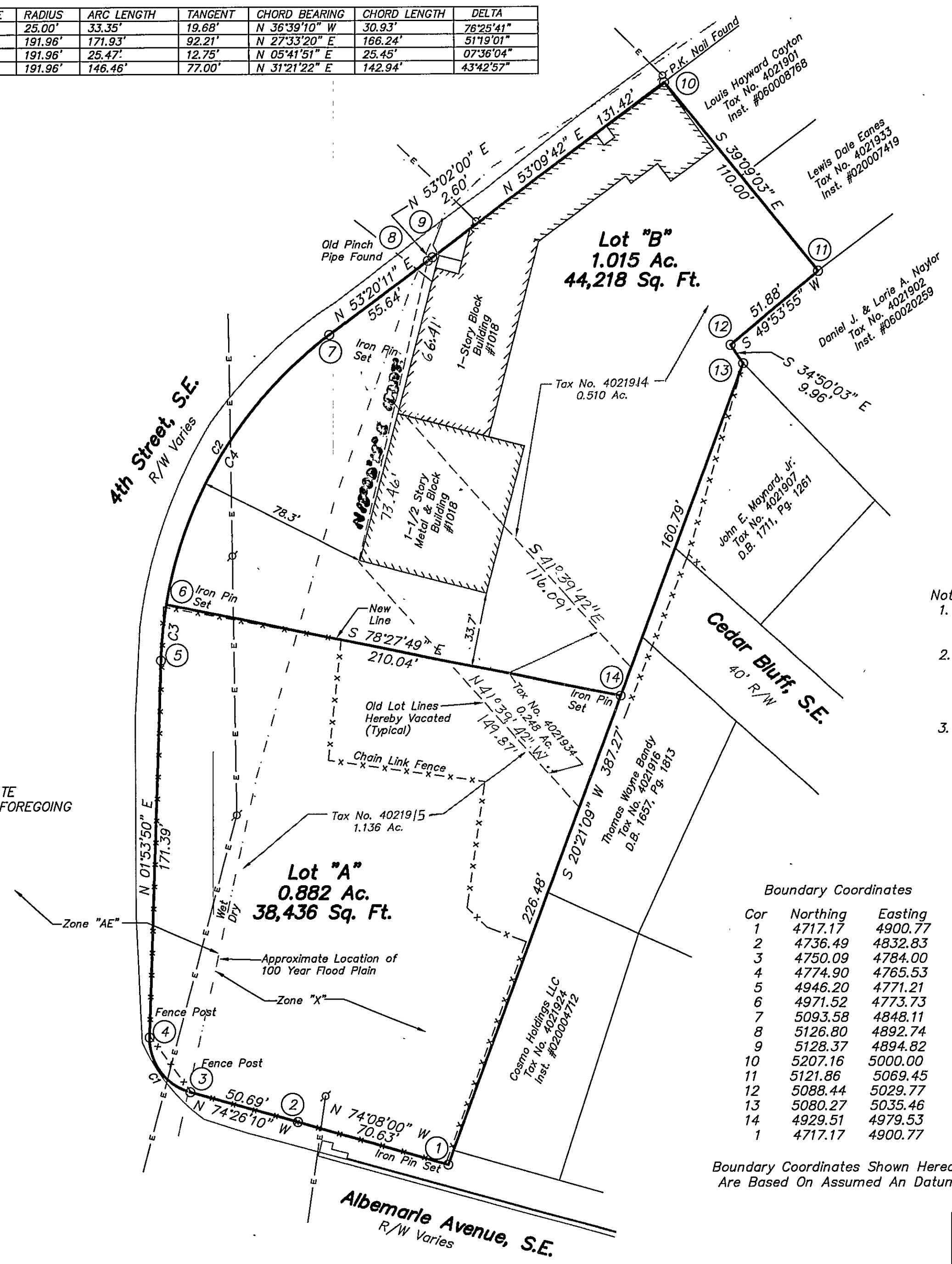
MISTY L. STONEMAN  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #300717  
My Commission Expires 6/30/11

Approved:   
Agent - City of Roanoke  
Planning Commission  
Date 1/29/08

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 9:26 O'CLOCK A.M. ON THIS 29 DAY OF JANUARY, 2008.

TESTE: BRENDA S. HAMILTON  
CLERK  
BY: Katie Thomas  
DEPUTY CLERK

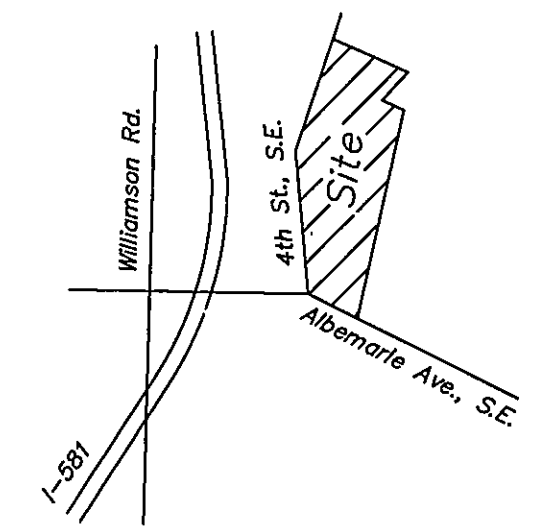
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	25.00'	33.35'	19.68'	N 36°39'10" W	30.93'	76°25'41"
C2	191.96'	171.93'	92.21'	N 27°33'20" E	166.24'	51°19'01"
C3	191.96'	25.47'	12.75'	N 05°41'51" E	25.45'	07°36'04"
C4	191.96'	146.46'	77.00'	N 31°21'22" E	142.94'	43°42'57"



Boundary Coordinates

Cor	Northing	Easting
1	4717.17	4900.77
2	4736.49	4832.83
3	4750.09	4784.00
4	4774.90	4765.53
5	4946.20	4771.21
6	4971.52	4773.73
7	5093.58	4848.11
8	5126.80	4892.74
9	5128.37	4894.82
10	5207.16	5000.00
11	5121.86	5069.45
12	5088.44	5029.77
13	5080.27	5035.46
14	4929.51	4979.53
1	4717.17	4900.77

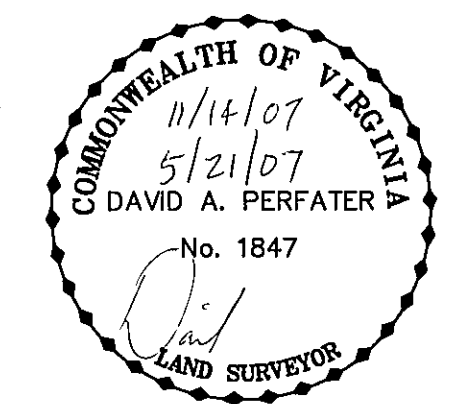
Boundary Coordinates Shown Hereon  
Are Based On Assumed An Datum



Vicinity Map  
Not To Scale

Legend  
--- Old Lot Line  
- x - x - Fence Line

- Notes:
1. This plat is subject to information which may be disclosed by a title report.
  2. The subject property is within the limits of flood zones "AE" & "X" as shown on the FEMA Flood Insurance Rate map Panel No. 51161C0046 D & 51161C0048 D dated October 15, 1993.
  3. The recordation of this plat of subdivision does not constitute a conveyance of land. Any lot, parcel or tract of land shown hereon that is intended for sale and/or conveyance must be conveyed by deed and said deed must be recorded in the office of the Clerk of Circuit Court of the City of Roanoke.



This plat is based on a current field survey and legal description contained in Inst. #0990011032

**DOC**  
Land Surveying, LLC  
5935 Monet Drive, S.W.  
Roanoke, Virginia 24018  
Phone: 540-204-1649  
Email: DOCLS@COX.NET

Boundary Line Adjustment and  
Vacation Plat For  
**Cosmo Holdings LLC**  
Showing a boundary line adjustment between  
Tax No. 4021914, Tax No. 4021934, & Tax No.  
4021915 and creating Lot "A" (38,436 Sq. Ft.),  
Lot "B" (44,218 Sq. Ft.) situate on 4th Street, S.E.  
Roanoke, Virginia  
Scale: 1" = 40'  
Date: May 21, 2007 Revised: November 14, 2007  
Tax No. 4021914, 4021934, 4021915

