

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE ESTATE OF WALTER T. HELM IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID WALTER T. HELM AND WIFE (NOW DECEASED) IN DEED BOOK 1442, PAGE 701. WALTER T. HELM DIED TESTATE MARCH 1, 2010 AND BY WILL PROBATED IN WILL INSTRUMENT #100000250 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, PROPERTY WAS DEVISED TO THE ESTATE OF OF WALTER T. HELM.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BEING 594 SQUARE FEET TOTAL.

THE SAID OWNER HEREBY CERTIFIES THAT THE LAND IS PLATTED AS SHOWN HEREON, 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; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER 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:

Rebecca S. Barber, Executrix
REBECCA S. BARBER, EXECUTRIX OF THE ESTATE OF WALTER T. HELM
AS DOCUMENTED IN WILL INSTRUMENT #100000250(CITY OF ROANOKE)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Maureen A. Green, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Rebecca S. Barber, Executrix, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 22nd DAY OF June, 2010.

Maureen A. Green REG. # 1030430
NOTARY PUBLIC ~~was commissioned~~ notary as Maureen Allison Peck.
MY COMMISSION EXPIRES 9/30/2010

APPROVED:

Philip C. Edrington 6-24-10
CITY ENGINEER, CITY OF ROANOKE DATE
W. C. C. C. 6/24/2010
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 9:12 O'CLOCK A.M. ON THIS 25 DAY OF JUNE, 2010, IN MAP BOOK 1, PAGE 3591-3592

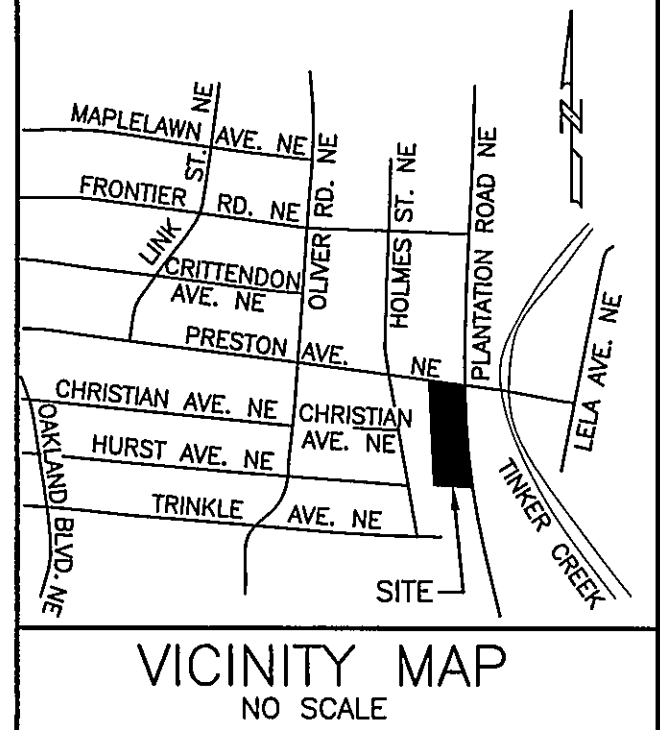
TESTE: BRENDA S. HAMILTON
CLERK

John R. McMill
DEPUTY CLERK

DRN: JLN
CHK: BJC

NOTES:

- OWNERS OF RECORD: THE ESTATE OF WALTER T. HELM
- LEGAL REFERENCES: DEED BOOK 1442, PAGE 701, DEED BOOK 1446, PAGE 1585(SURVEY), & WILL INSTRUMENT #100000250 (THE SAME BEING RECORDED IN ROANOKE COUNTY AS WILL INSTRUMENT #201000185)
- THE TAX MAP NUMBER FOR THE PROPERTY IS 3190325.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS. PROPERTY IS IN ZONE X(UNSHADED). THIS OPINION IS BASED UPON A VISUAL INSPECTION OF F.E.M.A. MAP PANEL # 51161C0158G (REVISED DATE: SEPTEMBER 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	5800.6908	4970.7462
2	5772.0577	5152.7274
3	5743.2130	5176.0437
4	5721.1665	5174.8272
5	5327.2393	5195.2423
6	5243.9490	5208.5708
7	5254.0819	5051.8690
8	5800.1136	4970.8315
9	5774.1349	5137.2925
10	5728.3996	5174.8956
11	5692.7456	5174.4783
12	5603.8898	5172.0839
13	5593.4607	5172.1710
14	5324.5107	5194.4809
15	5244.0346	5207.2351
1	5800.6908	4970.7462

RIGHT-OF-WAY DEDICATION & EASEMENT PLAT FOR THE ESTATE OF WALTER T. HELM

BEING THE RESUBDIVISION OF
LOT 5 AS SHOWN ON

"SURVEY FOR WALTER T.
& MELVA J. HELM"
DEED BOOK 1446, PAGE 1585

CREATING HEREON

LOT 5A (89,396 SQUARE FEET),
A PUBLIC SANITARY SEWER EASEMENT,
& A PUBLIC WATER LINE EASEMENT

SITUATED AT THE SOUTHWESTERLY INTERSECTION OF
PLANTATION ROAD, N.E. & PRESTON AVENUE, N.E.

CITY OF ROANOKE, VIRGINIA
SURVEYED JANUARY 26, 2010

JOB #R0900153.00

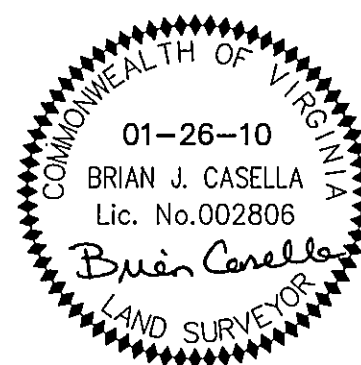
SCALE: 1"= 30'

SHEET 1 OF 2



TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

Brian J. Casella
BRIAN J. CASELLA 002806