

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PARKWAY WESLEYAN CHURCH, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 45 TO 1, INCLUSIVE, AND BEING PART 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 040000415.

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 0.1366 ACRE TOTAL.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND 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 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:

PARKWAY WESLEYAN CHURCH, INC.

BY: John W. Ott ITS: President

STATE OF VIRGINIA

City Roanoke OF Roanoke

I, Kristine M. McGowan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John W. Ott, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28th DAY OF June, 2022.

Kristine M. McGowan REG. # 7807305
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/2022

KRISTINE MOTKO MCGOWAN
NOTARY ID # 7807305
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2022

APPROVED:

CITY ENGINEER, CITY OF ROANOKE

SUBDIVISION AGENT

6/29/2022
DATE

6/28/22
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 11:30 O'CLOCK A.M. ON THIS 29 DAY OF June, 2022, IN

INSTRUMENT # 220007571

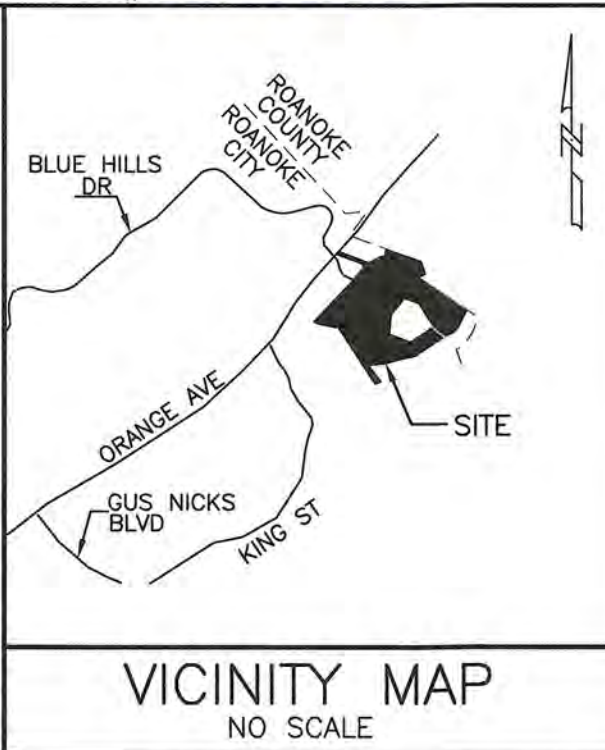
TESTE: BRENDA S. HAMILTON

CLERK

Janet H. Collier
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: PARKWAY WESLEYAN CHURCH, INC.
- LEGAL REFERENCE: 040000415
- ORIGINAL TAX MAP #7110105
- 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 MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0167G (REVISED DATE: SEPTEMBER 28, 2007)
- THE WESTERN VIRGINIA WATER AUTHORITY WILL ASSUME NO MAINTENANCE RESPONSIBILITIES OF EXISTING PRIVATE UTILITIES THAT LIE IN THE NEW RIGHT OF WAY HEREBY CREATED UNTIL SUCH TIME THE PUBLIC UTILITIES ARE EXTENDED TO THE LIMITS OF SAID RIGHT OF WAY.



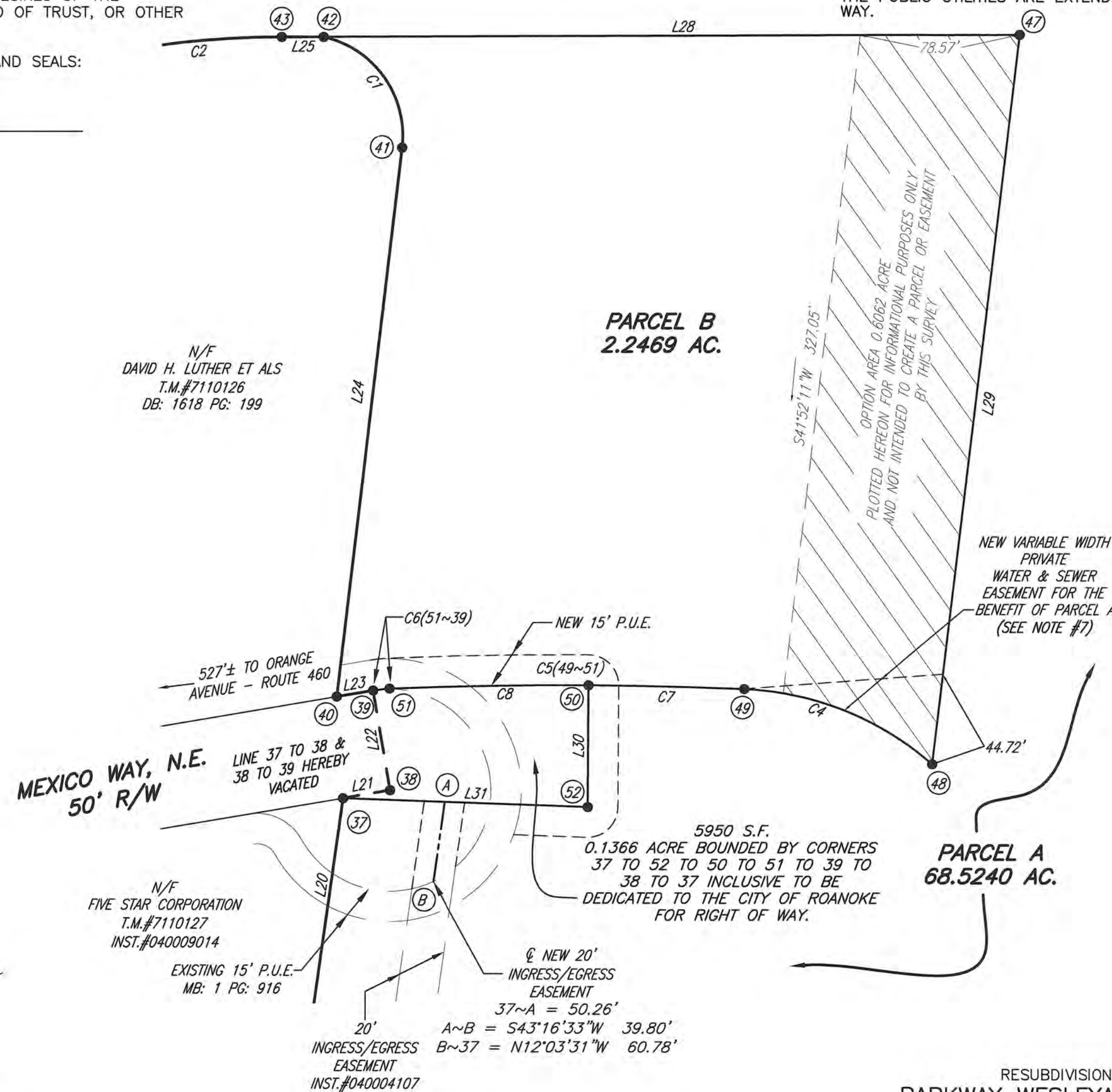
VICINITY MAP
NO SCALE

LEGEND

• - DEEDED CORNER

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHD BEARING	CHD LENGTH	DELTA
C1	50.00'	73.53'	N00°08'34"W	67.08'	84°15'28"
C2	430.00'	112.15'	N62°18'04"W	111.83'	14°56'36"
C4	150.00'	101.81'	N32°57'06"W	99.87'	38°53'18"
C5	2165.83'	175.24'	N54°42'49"W	175.19'	4°38'09"
C6	93.90'	8.18'	N61°39'10"W	8.18'	4°59'29"
C7	2165.83'	76.87'	N53°24'45"W	76.86'	2°02'01"
C8	2165.83'	98.37'	N55°43'50"W	98.36'	2°36'08"

LINE TABLE			COORDINATE LIST (ASSUMED)		
LINE	BEARING	DISTANCE	Point	Northing	Easting
L20	N43°16'33"E	201.61'	37	3637786.96	11079291.02
L21	S64°23'53"E	23.57'	38	3637776.77	11079312.27
L22	N25°36'07"E	50.01'	39	3637821.87	11079333.88
L23	N64°08'55"W	18.21'	40	3637829.81	11079317.49
L24	N41°59'12"E	272.95'	41	3638032.69	11079500.09
L28	S54°56'41"E	343.78'	42	3638099.77	11079499.92
L29	S42°03'01"W	362.71'	43	3638111.66	11079483.06
L30	S35°34'14"W	60.25'	47	3637902.32	11079781.34
L31	N52°41'49"W	121.06'	48	3637632.99	11079538.40
			49	3637716.79	11079484.08
			50	3637762.60	11079422.36
			51	3637817.99	11079341.08
			52	3637713.59	11079387.31



I HEREBY CERTIFY THAT THIS PLAT IS FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Donald S. Haddon III
DONALD S. HADDON, III, 003405



RESUBDIVISION PLAT FOR
PARKWAY WESLEYAN CHURCH INC.
BEING THE RESUBDIVISION OF TAX MAP NUMBER 7110105 (70.9330 ACRES)
AS SHOWN ON
BOUNDARY SURVEY FOR IWBMC, L.L.C.
MAP BOOK 1, PAGE 1588
AND A PORTION OF REVERTED TEMPORARY TURN AROUND EASEMENT
CREATING HEREON

PARCEL A (68.5240 ACRES) &
PARCEL B (2.2469 ACRES)
SITUATED ON MEXICO WAY
CITY OF ROANOKE, VIRGINIA
DATED 01-13-2022
JOB #04200086.00
SCALE: 1"=50'
SHEET 1 OF 2

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: DSH
CHECKED BY: JRM



THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.

15.57.000000

A
N/F
3675 ORANGE AVENUE, LLC
T.M.#7110122
INST.#160012790

B
N/F
3675 ORANGE AVENUE, LLC
T.M.#7110106
INST.#120013056

C
N/F
EVINGTON AT BONSAK
INST.#200403514

D
N/F
INTEGRITY WINDOWS INC
T.M.#050.01-01-05.00-0000
INST.#200313257

E
N/F
MOUNTAIN MEADOW ESTATES
PB: 19 PG: 132

F
N/F
AUTUMN DRIVE SUBDIVISION
INST.#0200226761

G
N/F
ALAN L. BRUMBAUGH
T.M.#050.01-01-13.01-0000
WILL INST.#201000137

H
N/F
JOHN A. NEVILLE
T.M.#7110107
INST.#210008688

I
N/F
KENNETH EDWARD &
ALLISON J. FAY
T.M.#7110108
INST.#150002857

J
N/F
KENNETH EDWARD &
ALLISON J. FAY
T.M.#7110109
INST.#150005632

K
N/F
PAUL E. & PATRICIA R. KNIFFEL
T.M.#7110110
INST.#0020014606

L
N/F
SHERIDAN W. BROWN ET ALS
T.M.#7110111
INST.#110008295

M
N/F
BONNIE S. BRIZENDINE
T.M.#7110112
DB: 1561 PG: 1374

N
N/F
CEFOLA MICHELLE &
KAREN L. MASON
T.M.#7110113
INST.#0010013111

O
N/F
WENDELL F. & FAYE J. BROWN
T.M.#7110114
INST.#0990017317

P
N/F
JOHN D. STRANGE
T.M.#7110116
INST.#140006309

Q
N/F
ERNEST C. & JOYCE A. AKERS
T.M.#7110117
DB: 1439 PG: 1784

R
N/F
ALLISON M. WILLIAMS
T.M.#7110118
INST.#200002474

S
N/F
BOBBY R. &
MARTHA LYNN COMBS
T.M.#7110119
DB: 1477 PG: 886

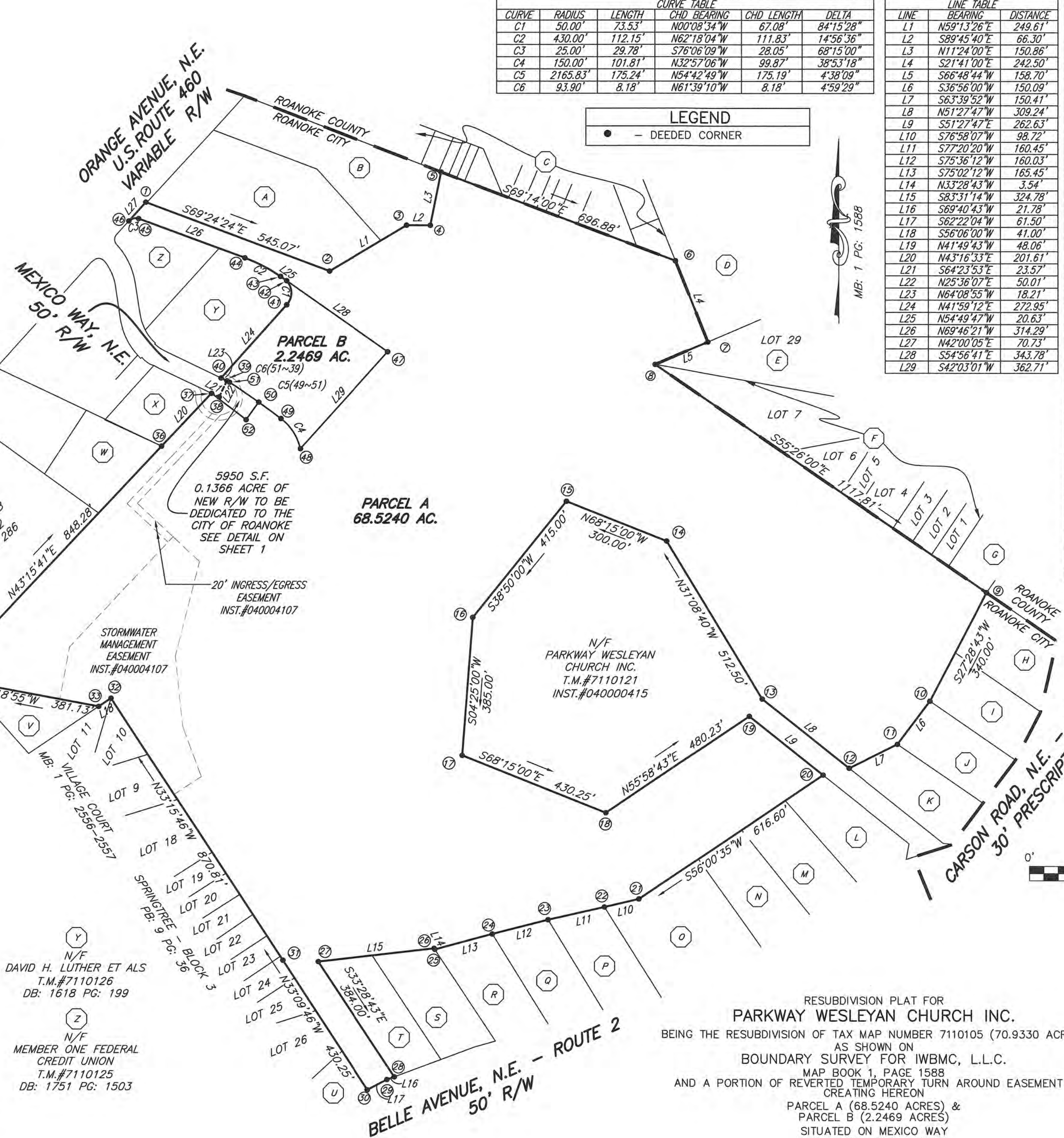
T
N/F
BOBBY R. &
MARTHA LYNN COMBS
T.M.#7110120
DB: 1477 PG: 886

U
N/F
KELLI M. THROCKMARTIN
T.M.#7100401
INST.#140009156

V
N/F
MORIAH CHURCH
T.M.#7100710

W
N/F
BLUE RIDGE FOUNDATION LLC
T.M.#7110104
INST.#210002908

X
N/F
FIVE STAR CORPORATION
T.M.#7110127
INST.#040009014



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	50.00'	73.53'	N00°08'34"W	67.08'
C2	430.00'	112.15'	N62°18'04"W	111.83'
C3	25.00'	29.78'	S76°06'09"W	28.05'
C4	150.00'	101.81'	N32°57'06"W	99.87'
C5	2165.83'	175.24'	N54°42'49"W	175.19'
C6	93.90'	8.18'	N61°39'10"W	8.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°13'26"E	249.61'
L2	S89°45'40"E	66.30'
L3	N11°24'00"E	150.86'
L4	S21°41'00"E	242.50'
L5	S66°48'44"W	158.70'
L6	S36°56'00"W	150.09'
L7	S63°39'52"W	150.41'
L8	N51°27'47"W	309.24'
L9	S51°27'47"E	262.63'
L10	S76°58'07"W	98.72'
L11	S77°20'20"W	160.45'
L12	S75°36'12"W	160.03'
L13	S75°02'12"W	165.45'
L14	N33°28'43"W	3.54'
L15	S83°31'14"W	324.78'
L16	S69°40'43"W	21.78'
L17	S62°22'04"W	61.50'
L18	S56°06'00"W	41.00'
L19	N41°49'43"W	48.06'
L20	N43°16'33"E	201.61'
L21	S64°23'53"E	23.57'
L22	N25°36'07"E	50.01'
L23	N64°08'55"W	18.21'
L24	N41°59'12"E	272.95'
L25	N54°49'47"W	20.63'
L26	N69°46'21"W	314.29'
L27	N42°00'05"E	70.73'
L28	S54°56'41"E	343.78'
L29	S42°03'01"W	362.71'

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	3638318.13	11079109.23
2	3638126.41	11079619.47
3	3638254.13	11079833.93
4	3638253.85	11079900.23
5	3638401.74	11079930.05
6	3638154.65	11080581.66
7	3637929.31	11080671.25
8	3637866.82	11080525.37
9	3637232.62	11081445.85
10	3636930.97	11081288.97
11	3636811.00	11081198.78
12	3636744.28	11081063.98
13	3636936.94	11080822.10
14	3637375.57	11080557.03
15	3637486.74	11080278.39
16	3637163.46	11080018.16
17	3636779.61	11079988.51
18	3636620.17	11080388.13
19	3636888.86	11080786.16
20	3636725.24	11080991.59
21	3636380.53	11080480.35
22	3636358.27	11080384.17
23	3636323.10	11080227.62
24	3636283.31	11080072.62
25	3636240.59	11079912.78
26	3636243.55	11079910.82
27	3636206.90	11079588.12
28	3635886.61	11079799.94
29	3635879.03	11079779.53
30	3635850.51	11079725.04
31	3636210.68	11079489.69
32	3636938.82	11079012.07
33	3636915.95	11078978.03
34	3636986.61	11078603.51
35	3637022.42	11078571.46
36	3637640.17	11079152.81
37	3637786.96	11079291.02
38	3637776.77	11079312.27
39	3637821.87	11079333.88
40	3637829.81	11079317.49
41	3638032.69	11079500.09
42	3638099.77	11079499.92
43	3638111.66	11079483.06
44	3638163.64	11079384.04
45	3638272.30	11079089.13
46	3638265.57	11079061.90
47	3637902.32	11079781.34
48	3637632.99	11079538.40
49	3637716.79	11079484.08
50	3637762.60	11079422.36
51	3637817.99	11079341.08
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DRAWN BY: DSH
CHECKED BY: JAP