

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That BLACKSTOCK, INC., is the fee simple Owner and Proprietor of the land shown hereon to be subdivided, bounded by outside corners 1 through 12 to 1, inclusive, which comprises all of the land conveyed to said BLACKSTOCK, INC. by deed dated September 26, 2000 and recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, in Instrument #000012643.

The said Owner certifies that it has subdivided this land, as shown hereon, entirely with its own free will and consent and pursuant to and in compliance with the Virginia Code of 1950, as required by Sections 15.2-2240 through 15.2-2279, as amended to date, and further pursuant to and in compliance with the City of Roanoke Land Subdivision Ordinances.

The said Owner does, by virtue of the recordation of this Plat, dedicate in fee simple to the City of Roanoke all of the land embraced within the streets of this subdivision and dedicate for Public Use all easements in accordance with Subdivision Ordinance of the City of Roanoke and the Virginia Land Subdivision Act within the boundary of this subdivision.

In witness whereof are hereby placed the following signatures and seal on this 23rd day of AUGUST, 2001.

BLACKSTOCK, INC.

Jeremy S. Blackstock
JEREMY S. BLACKSTOCK, its VICE PRESIDENT

STATE OF VIRGINIA

COUNTY of ROANOKE

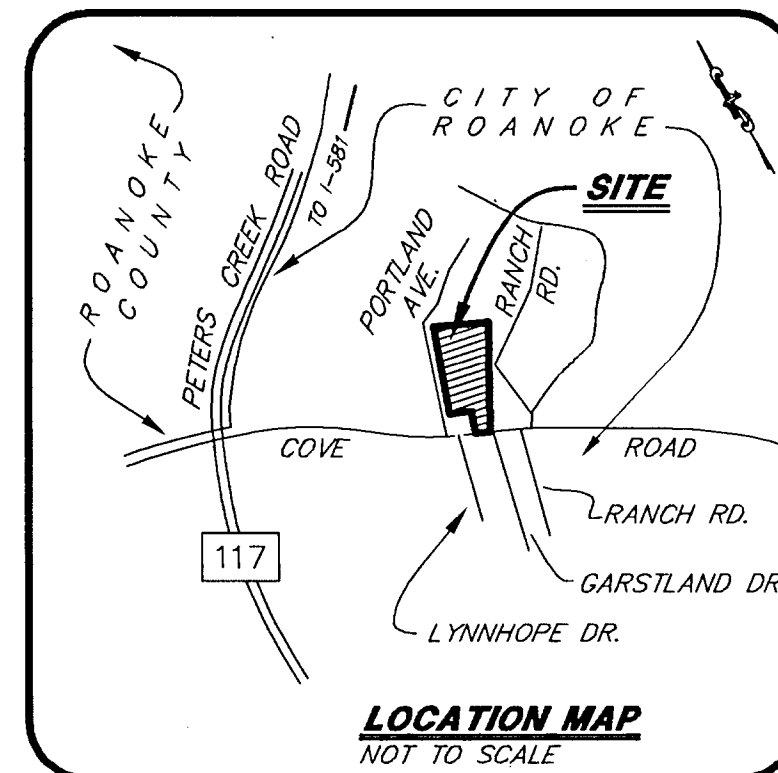
I, ARLENE M. THOMAS, a Notary Public in and for the aforesaid COUNTY and State do hereby certify that for BLACKSTOCK, INC., JEREMY S. BLACKSTOCK, its VICE-PRESIDENT, whose name is signed to the foregoing writing dated JULY 13, 2001, has personally appeared before me in my aforesaid COUNTY and State and acknowledged the same on AUGUST 23, 2001.

My commission expires MARCH 31, 2004

Arlene M. Thomas
Notary Public

Notes:

1. This Plat is based on current field survey performed May 1, 2000.
2. Iron pins set at all corners unless otherwise noted.
3. This Plat was prepared without the benefit of a current title report and easements/encumbrances may exist that are not shown hereon.
4. Legal References - Instrument # 00012643.
5. This Property does not lie within the limits of a 100 year flood boundary as designated by FEMA. This opinion is based on an inspection of flood insurance rate maps and has not been verified by actual field elevations. See Community Panel # 510130 0024 D, Map # 51161C0024 D. (Zone X)
6. This plat re-subdivides Roanoke City Tax Parcel 6410201.
7. The owners of Lots 1(Tax #6410221) and 2(Tax #6410220), Map Book 1, Page 2133-2134, reserve the right to maintain the existing well on Lot 3, "Oakleaf Manor", Map Book 1, Page 2133-2134 for water system use. This right shall be abandoned upon the connection of each lot to a Public Water System.
8. The owner of Lot 1(Tax #6410221), Map Book 1, Page 2133-2134, reserve the right to maintain the existing Septic Field Easement on Utility Lot, Map Book 1, Page 2133-2134 for Septic system use. The septic field easement shown shall be abandoned upon the connection of a public sewer system.

**APPROVED:**

John Thomas Jussell 8/27/01
Agent, Roanoke City Planning Commission Date
Philip C. Schirmer 8/27/01
City Engineer, Roanoke, Virginia Date

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this map with the certificate of acknowledgment thereto annexed is admitted to record on August 28, 2001, at 11:20 o'clock A.m.

Testee: Arthur B. Crush, III

Patty Taylor
Deputy Clerk

BOUNDARY COORDINATES		
Origin of Coordinates Assumed		
Corner	Northing	Easting
1	4178.47732	2661.92020
2	4213.72957	2589.21343
3	4224.90358	2622.41004
4	4360.08367	2691.07029
5	4409.54534	2596.19013
6	4430.36556	2605.84523
7	4494.21289	2483.36968
8	4525.11150	2496.81345
9	4564.55622	2416.96081
10	5362.34365	2741.17906
11	5101.92308	3230.95892
12	4549.31461	2890.43771
1	4178.47732	2661.92020

Total Area = 10.072 Acres

PLAT SHOWING
THE RE-SUBDIVISION OF
TRACT A (10.072 Acres)
Map Book 1, Page 2133-2134
CREATING HEREON NEW

TRACT "A-1" (4.020 Acres) &
OAKLEAF MANOR,
SECTION NO. 1 (6.052 Acres)

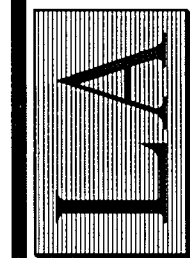
PROPERTY OF
BLACKSTOCK, INC.
SITUATED ALONG COVE ROAD, NW
VIRGINIA ROUTE #116
ROANOKE, VIRGINIA



PHONE: (540) 774-4411
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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: July 13, 2001
COMM. NO.: 00-106
CADD FILE: 1:\00\00106\00106.rpt
SCALE: 1" = 80'

SHEET 1 OF 3