



CURVE DATA						
CURVE	ANGLE	TAN.	RADIUS	ARC	CHORD	
					BEARING	DIST.
A	90° 00' 00"	25.00'	25.00'	39.27'	N 41° 23' W	35.36'
B	12° 08' 00"	173.50'	1632.43'	345.69'	N 9° 41' E	345.08'
C	43° 45' 00"	130.48'	325.00'	248.16'	N 34° 47' 30" E	242.18'
D	90° 00' 00"	20.00'	20.00'	31.42'	S 75° 30' E	28.28'
E	36° 30' 00"	65.95'	200.00'	127.41'	S 48° 45' E	125.27'
F	89° 40' 37"	19.88'	20.00'	31.30'	S 22° 09' 42" E	28.20'
G	90° 19' 25"	20.11'	20.00'	31.53'	S 67° 51' 19" N	28.36'
H	36° 30' 00"	49.46'	150.00'	95.56'	N 48° 45' W	98.95'
I	90° 00' 00"	20.00'	20.00'	31.42'	N 14° 30' E	28.28'
J	41° 00' 00"	84.12'	225.00'	161.00'	N 37° 00' E	157.59'
K	49° 59' 41"	9.52'	20.00'	17.45'	N 43° 29' 50" E	16.90'
L	279° 59' 22"	—	50.00'	24.434'	—	—
M	49° 59' 41"	9.52'	20.00'	17.45'	N 6° 29' 50" W	16.90'
N	41° 00' 00"	65.43'	175.00'	125.23'	S 59° 00' W	122.57'
O	43° 45' 00"	150.56'	375.00'	279.44'	N 37° 47' 30" E	279.44'
P	12° 08' 00"	173.81'	1682.43'	356.28'	S 9° 41' W	355.61'
Q	90° 00' 00"	25.00'	25.00'	39.27'	S 48° 37' W	35.36'
R	90° 00' 00"	25.00'	25.00'	39.27'	S 40° 15' E	35.36'

NOTE: IRON PINS PLACED ON ALL PROPERTY CORNERS, P.C.'S AND P.T.'S.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT FRALIN & WALDRON, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS BLUESTONE PARK, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 26 TO 1 INCLUSIVE.

THAT AFORESAID OWNER HEREBY DEDICATES, TRANSFER TO INVEST IN THE CITY OF ROANOKE, IN FEE SIMPLE, SUCH PORTION OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS AND OR OTHER PUBLIC USE; AND TRANSFER TO AND VEST IN THE SAID CITY OF ROANOKE ANY AND ALL NEW EASEMENTS INDICATED ON THIS PLAT, TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME.
WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 25th DAY OF February, 1972.

FRALIN & WALDRON, INC.
BY [Signature] PRESIDENT ATTEST [Signature] SECRETARY

CAPTION LEGAL REFERENCE:
CONVEYANCE TO FRALIN & WALDRON, INC., AND RECORDED AS FOLLOWS:
DEED DATED 16 JUNE, 1971, DB NO. 1294, PG. NO. 395, FROM J. H. SINK
DEED DATED 13 OCT, 1971, DB NO. 1301, PG. NO. 178, FROM HARRY M. THOMPSON
DEED DATED 13 OCT, 1971, DB NO. 1301, PG. NO. 181, FROM HARRY R. THOMPSON
DEED DATED 21 OCT, 1971, DB NO. 1301, PG. NO. 535-537, FROM W.T. HYLTON
DEED DATED 21 OCT, 1971, DB NO. 1301, PG. NO. 539, FROM P.E. SARVER
DEED DATED 21 OCT, 1971, DB NO. 1301, PG. NO. 541, FROM G.E. HICKS

THE ORDINANCE CLOSING A PORTION OF BLUESTONE AVENUE IS 19955 ADOPTED 12-6-71.

STATE OF VIRGINIA
COUNTY OF ROANOKE, TO WIT:
I, [Signature], A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT ELBERT WALDRON AND HORACE FRALIN, PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY OF FRALIN & WALDRON, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Feb. 25, 1972, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON Feb. 25, 1972.
MY COMMISSION EXPIRES ON Jan. 14, 1973. [Signature] NOTARY PUBLIC

IN THE CLERKS OFFICE OF THE HUSTINGS COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON July 10, 1972 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED IS ADMITTED TO RECORD AT 2:25 O'CLOCK P. M.

APPROVED: [Signature] 28 June 1972
CITY ENGINEER - ROANOKE, VIRGINIA
[Signature] 7 July 1972
AGENT FOR ROANOKE CITY PLANNING COMMISSION

17, FEB. 1972
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT
[Signature]
STATE CERTIFIED LAND SURVEYOR

BOUNDARY COORDINATES				
ORIGIN OF COORDINATES ASSUMED				
COR.	NORTH	EAST	COR.	NORTH
1	4398.00	4836.25	15	5568.05
2	4421.36	4862.78	16	5466.33
3	4494.46	4869.00	17	4967.59
4	4502.63	4770.59	18	5109.36
5	4582.27	4777.20	19	4899.36
6	4581.28	4789.16	20	4883.27
7	5079.56	4830.57	21	4787.01
8	5065.04	5005.26	22	4724.47
9	5209.40	5045.98	23	4474.18
10	5210.67	5062.08	24	4497.71
11	5557.80	5177.98	25	4418.22
12	5606.76	5193.65	26	4391.69
13	5893.19	5312.20	1	4398.00
14	5822.82	5714.70		

BOUNDARY CONTAINS 14.26 ACRES

MAP OF BLUESTONE PARK

PROPERTY OF
FRALIN & WALDRON, INC.
ROANOKE, VIRGINIA
SCALE: 1" = 100' DATE: 17, FEB 1972



PREPARED BY
BUFORD T. LUMSDEN & ASSOCIATES
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

ALSO SEE M.B.1 PG.206 FOR REVISIONS
AND FILE # 2328