

CURVE DATA						CHORD	
CURVE	LOT	DELTA	TAN.	RAD.	ARC	BEARING	DIST.
A	5	32°32'57"	29.09	99.66	96.61	N. 71°26'04" W.	55.86
A	6	32°32'57"	29.09	99.66	96.61	S. 76°01'00" W.	55.86
A	TOT.	64°65'54"	63.61	99.66	113.23	N. 81°42'32" W.	107.24
B	1	15°50'00"	18.70	141.22	37.18	N. 62°42'05" W.	37.05

BOUNDARY DATA							
CORNER	BEARING	DIST.	N.	S.	E.	W.	
1-2	N. 77°43'11" E.	703.07	149.67		687.59		
2-3	S. 63°55'28" E.	211.90		93.14	190.33		
3-4	S. 59°55'06" W.	597.65		299.56		517.19	
4-1	N. 56°02'04" W.	435.00	243.03			360.71	
TOTAL			392.70	392.70	877.92	877.92	

SUMMARY

TOTAL ACRES = 3.745 AC.
ST. DEDICATION = 0.299 AC.
REMAINDER = 3.446 AC.

NOTE:
IRON PINS PLACED AT
ALL LOT CORNERS, PC & RT.

NOTE:
IT IS UNDERSTOOD THAT THE SANITARY SEWER
COLLECTOR LINES WHICH WILL SERVE THIS
SUBDIVISION WILL NOT BE CONNECTED TO THE
EXISTING SEWER UNTIL APPROVAL IS GIVEN
BY THE STATE WATER CONTROL BOARD.

IN THE CLERK'S OFFICE OF THE ROANOKE COURT FOR THE CITY OF
ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON APRIL 12, 1974,
1974, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT
THEREON ANNEXED, IS ADMITTED TO RECORD AT
11 O'CLOCK A.M.

TESTE: John T. Parker CLERK

APPROVED:

Lorana M. McNeill
AGENT FOR ROANOKE CITY PLANNING COMMISSION

Charles P. Nuttall
CITY ENGINEER OF ROANOKE, VIRGINIA

4/11/74
DATE

4/11/74
DATE

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FEKAS HOMES, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN
HEREON TO BE SUBDIVIDED, KNOWN AS RIVERDALE HEIGHTS, BOUNDED AS
SHOWN HEREON IN DETAIL OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE WHICH
IS THE SAME LAND CONVEYED TO FEKAS HOMES, INC. BY DEED FROM AVIS W.
SIMMONS AND IDA S. SIMMONS, HIS WIFE, DATED MARCH 14, 1974 AND RECORDED IN
DEED BOOK 1344, PAGE 249, AND SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST
DATED MARCH 14, 1974, FROM FEKAS HOMES, INC. TO A.T. LOYD AND W.H. FRALIN, TRUSTEES,
EITHER OR BOTH OF WHOM MAY ACT, SECURING OLLIE E. FRALIN AS BENEFICIARY,
THE PAYMENT OF A CERTAIN DEBT, AND RECORDED AND RECORDED IN D.B. 1344, PG. 249.

THAT PLATTING AND DEDICATION OF THE LAND SHOWN HEREON AS RIVERDALE
HEIGHTS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE
OF THE UNDERSIGNED OWNER, TRUSTEES AND BENEFICIARY AND IN COMPLIANCE WITH
SECTION 15-1-477 & 478 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE AND
IN COMPLIANCE WITH THE PROVISIONS OF TITLE XVI, CHAPTER 2 OF THE CODE OF
THE CITY OF ROANOKE, 1950, AS AMENDED TO DATE.

THAT AFORESAID OWNER, TRUSTEES AND BENEFICIARY HEREBY DEDICATE, TRANSFER
TO AND VEST IN THE CITY OF ROANOKE, IN FEE SIMPLE, SUCH PORTIONS OF THE
PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, ALLEYS OR OTHER
PUBLIC USE; AND TRANSFER TO AND VEST IN THE SAID CITY OF ROANOKE ANY AND
ALL EASEMENTS INDICATED ON THIS PLAT, TO CREATE A PUBLIC RIGHT OF PASSAGE
OVER THE SAME.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 9th DAY OF April, 1974

FEKAS HOMES, INC.

BY: Alexander P. Fekas PRESIDENT ATTEST: Frances B. Fekas SECRETARY
W. H. Fralin TRUSTEE A. J. Boyd TRUSTEE

Ellen J. Fekas
BENEFICIARY

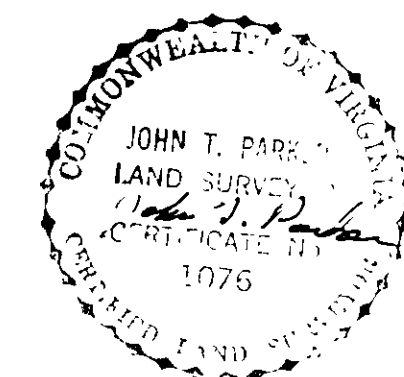
STATE OF VIRGINIA TO WIT:
CITY OF ROANOKE

I, Mary J. Switzer, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE
AFORESAID DO HEREBY CERTIFY THAT ALEXANDER P. FEKAS, FRANCES B. FEKAS,
A.T. LOYD, W.H. FRALIN AND OLLIE E. FRALIN WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING DATED APRIL 1, 1974, HAVE EACH PERSONALLY APPEARED
BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON
APRIL 1, 1974.

MY COMMISSION EXPIRES:

June 30, 1977

Mary J. Switzer
NOTARY PUBLIC



I, HEREBY, CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

John T. Parker
STATE CERT. ENGR. & SURVEYOR

MAP OF RIVERDALE HEIGHTS PROPERTY OF FEKAS HOMES, INC.

BEING A RESUBDIVISION OF LOT 1, BLK. 22, MAP OF THE EASTERLY
PORTION OF RIVERDALE CITY OF ROANOKE, VIRGINIA.
SCALE: 1"=50'

MARCH 30, 1974

T.P. PARKER & SON
ENGINEERS & SURVEYORS
SALEM, VIRGINIA.

FEKAS HOMES, INC.