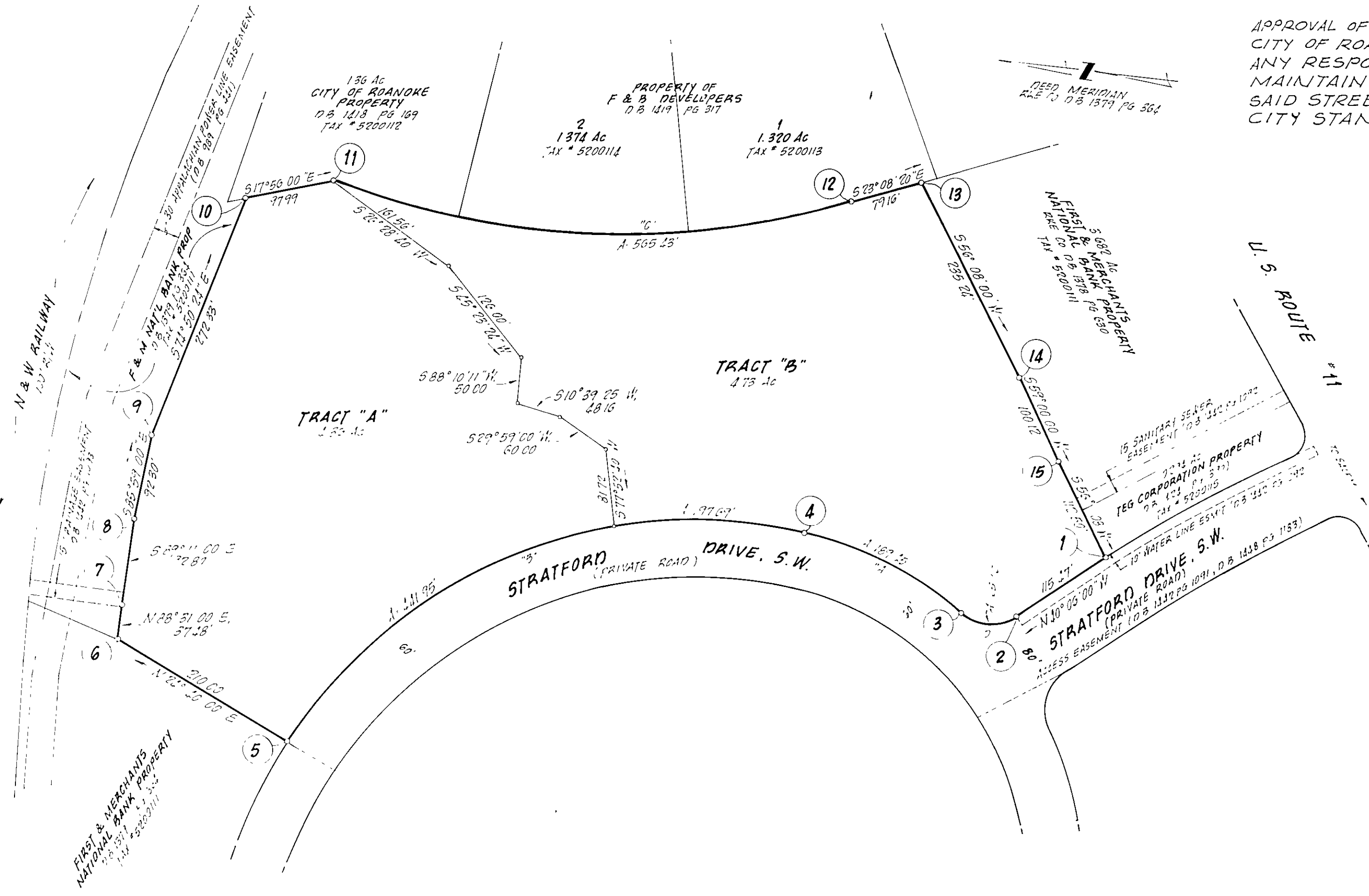
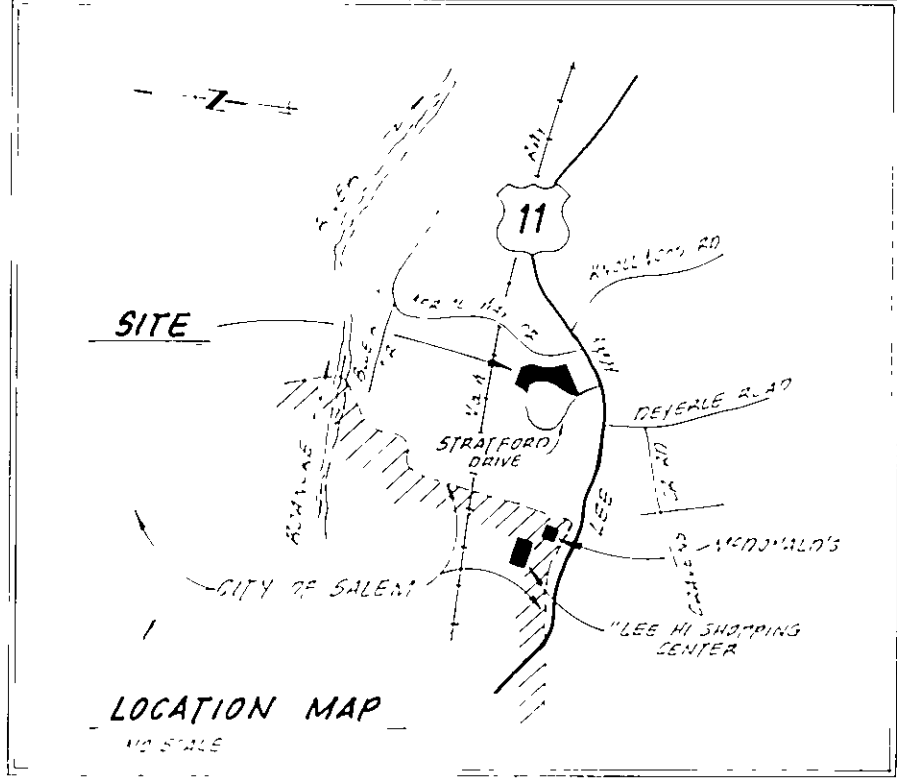




APPROVAL OF THIS SUBDIVISION BY THE CITY OF ROANOKE DOES NOT CONSTITUTE ANY RESPONSIBILITY BY THE CITY TO MAINTAIN STRATFORD DR. UNTIL SAID STREET IS IMPROVED TO MEET CITY STANDARDS



CURVE DATA		TAN.		CHORD		CH. BEARING	
CURVE	LOT	ANGLE	TAN.	CHORD	CH.	BEARING	
A	TOT.	29 35' 31"	220.00'	96.74'	187.69'	N 20 09' 21" E	
R	TOT.	59 08' 54"	530.00'	365.27'	639.64'	N 28 43' 00" W	
TRACT	B	21 22' 17"	530.00'	100.01'	197.69'	N 4 49' 41" W	
TRACT	A	47 46' 37"	530.00'	234.74'	441.95'	N 39 23' 48" W	
C	TOT.	27 32' 29"	862.96'	293.28'	565.43'	S 4 22' 05" E	
D	TOT.	74 33' 12"	50.00'	38.06'	65.06'	N 2 43' 24" W	

APPROVED: Robert B. Brown 7 Feb 1980
CITY ENGINEER: ROANOKE, VIRGINIA DATE

William H. Kitch 7 Feb 1980
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRED P. BULLINGTON AND ALEX P. FEKAS, PARTNERS, TRADING AS F & B DEVELOPERS, A VIRGINIA GENERAL PARTNERSHIP, ARE THE FFE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, WHICH COMPREHEND ALL THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 25, 1979, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1442, PAGE 1027, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST DATED JUNE 25, 1979, TO JOSEPH L. BARKS AND JACK V. PLACE, TRUSTEES, SECURING UNITED VIRGINIA BANK OF ROANOKE, N. A., AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1442, PAGE 1027.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-79C OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND LIENHOLDERS DO BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE ALL THE LAND SET APART FOR EASEMENTS OF OTHER PUBLIC USE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT OF THE CITY OF ROANOKE, VIRGINIA, AS AMENDED, AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON 1980.

F & B DEVELOPERS A VIRGINIA GENERAL PARTNERSHIP

BY: FRED P. BULLINGTON OWNER BY: ALEX P. FEKAS, OWNER

BY: JACK V. PLACE, TRUSTEE

UNITED VIRGINIA BANK OF ROANOKE, N. A.

BY:

STATE OF VIRGINIA
CITY/COUNTY OF ROANOKE

TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT FRED P. BULLINGTON & ALEX P. FEKAS, OWNERS AND JACK V. PLACE, SOLE ACTING TRUSTEE AND FOREGOING WRITING DATED 1980, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 1980.

MY COMMISSION EXPIRES ON

NOTARY PUBLIC

BOUNDARY CO-ORDINATES		
(ORIGIN OF CO-ORDINATES ASSUMED)		
COR.	NORTH	EAST
1	5000.000	5000.000
2	5089.325	4925.623
3	5143.817	4922.795
4	5325.013	4987.419
5	5852.541	4698.406
6	6043.379	4786.047
7	5044.349	4823.515
8	6043.026	4916.305
9	6036.561	5008.379
10	5965.342	5271.231
11	5872.112	5301.406
12	5318.355	5343.705
13	5245.563	5374.812
14	5114.473	5179.483
15	5062.907	5093.664
BOUNDARY CONTAINS 9.090 ACRES		

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 1980, AT 0'CLOCK

TESTEE: PATSY TESTERMAN, CLERK

BY: DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
Boyd T. Lumsden
CERTIFIED LAND SURVEYOR

MAP SHOWING
SUBDIVISION OF PROPERTY
OF
**F & B DEVELOPERS,
A PARTNERSHIP**

SITUATED ON THE EASTERLY SIDE OF
STRATFORD DRIVE, S.W.
ROANOKE, VIRGINIA

SCALE: 1"=100' DATE: 11 JAN. 1980

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA