

KNOW ALL MEN BY THESE PRESENTS:

THAT RAYMOND T. ALOUF AND EDNA A. COFFY, ET ALs, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON SUBDIVIDED AND SHOWN AS "BOXWOOD TERRACE", BOUNDED BY OUTSIDE CORNERS 1 THRU 16 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED SEPTEMBER 14, 1973, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, IN DEED BOOK 981, PAGE 537.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THE LAND SHOWN HEREON IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AS REQUIRED UNDER SEC. 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE PROVISIONS OF TITLE XVI, CHAPTER 2, OF THE CODE OF ROANOKE VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNERS HEREBY DEDICATE TO AND VEST IN THE CITY OF ROANOKE VIRGINIA, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREET WIDENING, EASEMENT AND OTHER PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREET WIDENING SHOWN HEREON BY THE CITY OF ROANOKE, ON ITS BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS SPECIFICALLY RELEASES THE CITY OF ROANOKE FROM AND CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY DOING NECESSARY GRADING, CUTTING OR FILLING FOR PURPOSES OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY THE CITY OF ROANOKE, AND THE CITY OF ROANOKE SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON JULY 7, 1982

Raymond T. Alof Edna A. Coffy
RAYMOND T. ALOUF EDNA A. COFFY
SEE D.B. 1473, Pg. 468 FOR POWER OF ATTORNEYS FOR THE ABOVE SIGNED NAMES RECORDED IN THE CITY OF ROANOKE.

STATE OF VIRGINIA
CITY OF ROANOKE TO WIT:

I, Mary Ann Harmon, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, DO CERTIFY THAT RAYMOND T. ALOUF AND EDNA A. COFFY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED JULY 7, 1982, HAVE PERSONALLY APPEARED BEFORE ME IN MY SAID JURISDICTION, AND ACKNOWLEDGED THE SAME ON THIS 7th DAY OF July, 1982.

MY COMMISSION EXPIRES 10/27/85
Mary Ann Harmon
NOTARY

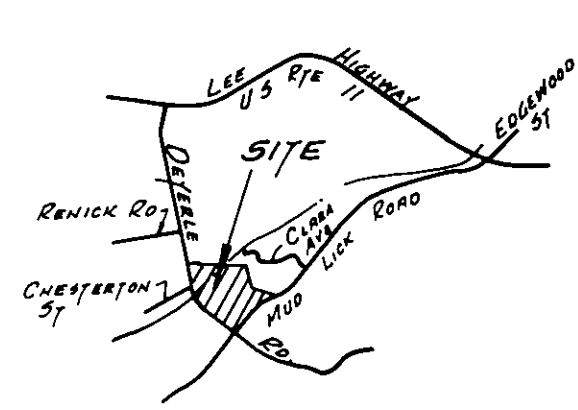
APPROVED: Richard S. Zinner 7 Aug. '83
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE
CITY ENGINEER, CITY OF ROANOKE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE VIRGINIA, THIS MAP WAS PRESENTED ON THIS 5th DAY OF March 1983, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT THEREOF ANNEXED, IS ADMITTED TO RECORD AT 2:19 O'CLOCK P.M.

TESTE: Patsy Lesterman
CLERK
By: Judy C. Farabee, Deputy Clerk

NOTE: IRON PINS PLACED AT ALL CORNERS.

VICINITY MAP
(Not To Scale)



Property of Guy B. Merritt Et Al
D.B. 1399 Pg. 231
Tax No. 5070315

REMAINING PROPERTY OF
RAYMOND T. ALOUF & EDNA
A. COFFY

To Be Dedicated To The
City Of Roanoke For
Street Widening (0.069 AC.)

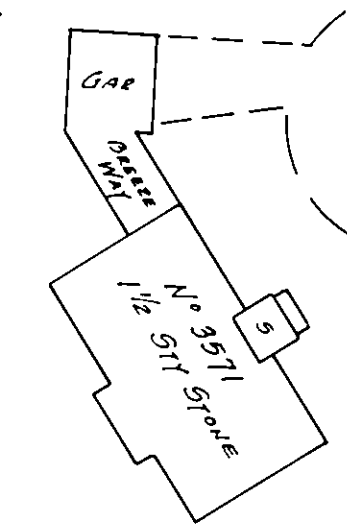
CURVE DATA					
CURVE	LOT	ANGLE	TAN	RADIUS	ARC
A	1	30°02'46"	193.35	720.43	377.80
B	2	99°47'	29.08	25.00	43.54
C	-	30°54'	138.19	500.00	269.65
CHORD					
		BEARING	DIST		
A		S 47°20'23" W	373.48		
B		S 82°12'30" W	38.24		
C		N 32°27' W	266.39		

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTH	EAST
1	5000.000	5000.000
2	5198.272	4780.568
3	5304.787	4857.981
4	5344.425	4840.999
5	5377.856	4884.394
6	5448.570	4776.709
7	5454.262	4774.813
8	5419.400	4731.103
9	5312.915	4653.690
10	5426.460	4531.680
11	5641.327	4448.654
12	5696.228	5160.531
13	5450.228	5190.010
14	5453.737	5391.059
15	5346.237	5293.666
16	5187.354	5113.763
BOUNDARY CONTAINS 7.073 AC.		



PROPERTY OF CAPITOLA S. SIMPSON
D.B. 383 Pg. 140 Roa Co
Tax No. 5070303

LOT 1
4.353 ACRES



LOT 3
0.433 AC

LOT 2
0.499 AC

I HEREBY CERTIFY THIS PLAT OF SURVEY IS CORRECT.
Jack G. Bess
JACK G. BESS DATE
CERTIFIED LAND SURVEYOR

PLAT OF
BOXWOOD TERRACE
PROPERTY OF RAYMOND T. ALOUF AND EDNA A. COFFY, ET ALs, SITUATE N.W. OF MUD LICK ROAD AND N.E. OF DEYERLE ROAD S.W.
ROANOKE, VIRGINIA

SCALE: 1"=50'
By: JACK G. BESS
CERTIFIED LAND SURVEYOR
JUNE 14, 1982