

APPROVED: Carl B. Reynolds Jr. July 23, 1985
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE
Charles M. Huffine 7/23/85
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

IN THE CLERKS OFFICE OF THE CIRCUIT COURT
OF THE CITY OF ROANOKE, VIRGINIA, THIS
MAP WAS PRESENTED ON THIS 23 DAY OF
July 1985, AND WITH THE
CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENT
THERE TO ATTACHED, IS ADMITTED TO RECORD AT
1:15 O'CLOCK P.M.

TESTE: Patsy Lesterman
CLERK
By: Suzanne Gregory
Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT DOLLIE MAE ELLIS BY ROBERT W. ELLIS,
ATTORNEY IN FACT, IS THE FEE SIMPLE OWNER
OF THE LAND SHOWN HEREON TO BE SUBDIVIDED,
AND IS THE REMAINING LAND CONVEYED TO SAID
OWNER BY JOHN ELLIS & DOLLIE M. ELLIS, AND
RECORDED IN DEED BOOK 775 PAGE 551 IN THE
CLERKS OFFICE OF THE CIRCUIT COURT OF THE
COUNTY OF ROANOKE, VIRGINIA, AND DATED
JUNE 23, 1965.

THE PLATTING AS SHOWN HEREON IS WITH THE
FREE WILL AND CONSENT AND IN ACCORDANCE
WITH THE DESIRE OF THE UNDERSIGNED OWNER
AND IN COMPLIANCE WITH SECTION 15-1-477
OF THE 1950 CODE OF VIRGINIA, AS AMENDED
TO DATE AND IN COMPLIANCE WITH THE
PROVISIONS OF TITLE XVI, CHAPTER 2, OF
THE CODE OF ROANOKE, VIRGINIA, 1956,
AS AMENDED TO DATE.

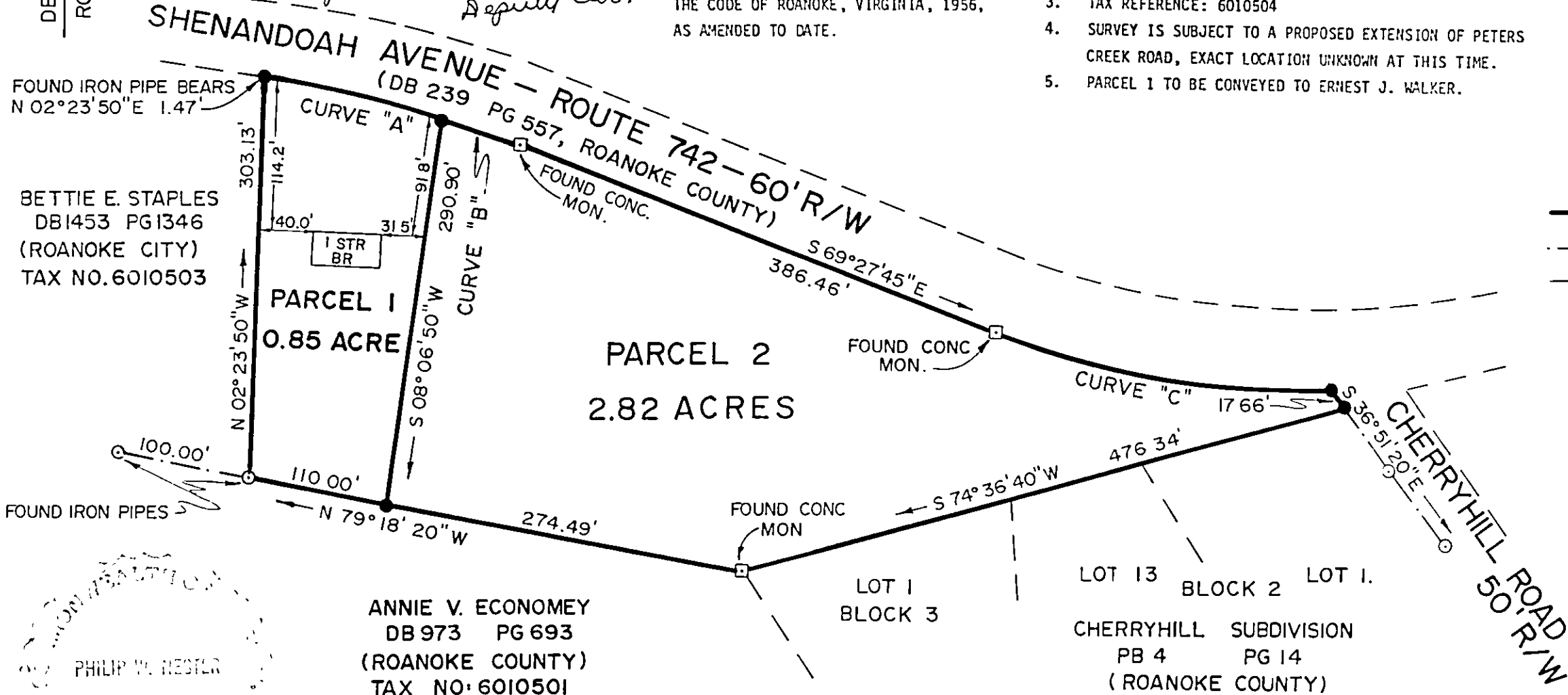
THE AFORESAID OWNER HEREBY DEDICATES,
TRANSFERS TO AND VEST IN THE CITY OF
ROANOKE, VIRGINIA, IN FEE SIMPLE, SUCH
PORTIONS OF THE PREMISES PLATTED, AS
ARE ON THIS PLAT SET APART FOR STREET
WIDENING OR OTHER PUBLIC USE: AND
TRANSFER TO AND VEST IN THE CITY OF
ROANOKE ANY AND ALL EASEMENTS INDICATED
ON THIS PLAT TO CREATE A PUBLIC RIGHT
OF PASSAGE OVER SAME.

WITNESS THE FOLLOWING SIGNATURES AND
SEALS ON THIS 19TH DAY OF JULY 1985
Dollie M. Ellis by Robert W. Ellis
with PofA (D.B. 1522 PG. 361)

- NOTES
1. PROPERTY NOT IN HUD FLOOD HAZARD ZONE.
 2. REFERENCE: DEED BOOK 775 PAGE 551 (ROANOKE COUNTY)
 3. TAX REFERENCE: 6010504
 4. SURVEY IS SUBJECT TO A PROPOSED EXTENSION OF PETERS CREEK ROAD, EXACT LOCATION UNKNOWN AT THIS TIME.
 5. PARCEL 1 TO BE CONVEYED TO ERNEST J. WALKER.

STATE OF VIRGINIA
CITY OF ROANOKE
I, C. DAY COLEMAN, A NOTARY PUBLIC
IN AND FOR THE AFORESAID CITY AND
STATE, DO HEREBY CERTIFY THAT
ROBERT W. ELLIS
WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING DATED JULY 19, 1985 HAVE
PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME ON THIS 19TH
DAY OF JULY, 1985.
MY COMMISSION EXPIRES DECEMBER 11, 1987
C. Day Coleman
NOTARY PUBLIC

DB 1453 PG 1346
ROANOKE COUNTY



- LEGEND
- SURVEYED PROPERTY LINE
 - - - SURVEYED TIE LINE
 - - - DEED LINE
 - FOUND IRON
 - FOUND CONCRETE MONUMENT
 - SET IRON REBAR

SCALE 1" = 100'

SURVEY FOR
DOLLIE MAE ELLIS
SHOWING THE DIVISION OF A 3.67 ACRE TRACT
SITUATED AT 4302 SHENANDOAH AVENUE
CITY OF ROANOKE, VIRGINIA
SURVEYED JUNE 10, 1985

CURVE	DELTA	RADIUS	LENGTH	CHORD
A	6° 21' 04"	1272.27'	141.03'	S 75° 29' 45" E 140.95'
B	2° 51' 29"	1272.27'	63.47'	S 70° 53' 30" E 63.46'
C	22° 23' 45"	666.60'	260.56'	S 80° 39' 35" E 258.90'

BALZER AND ASSOCIATES, INC., SALEM, VIRGINIA