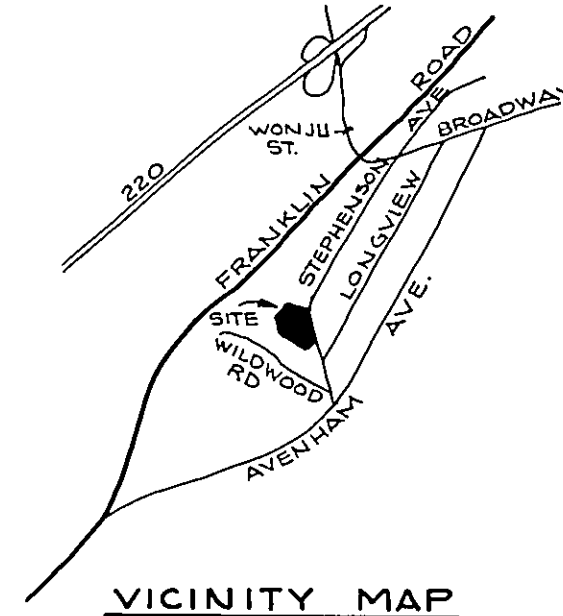
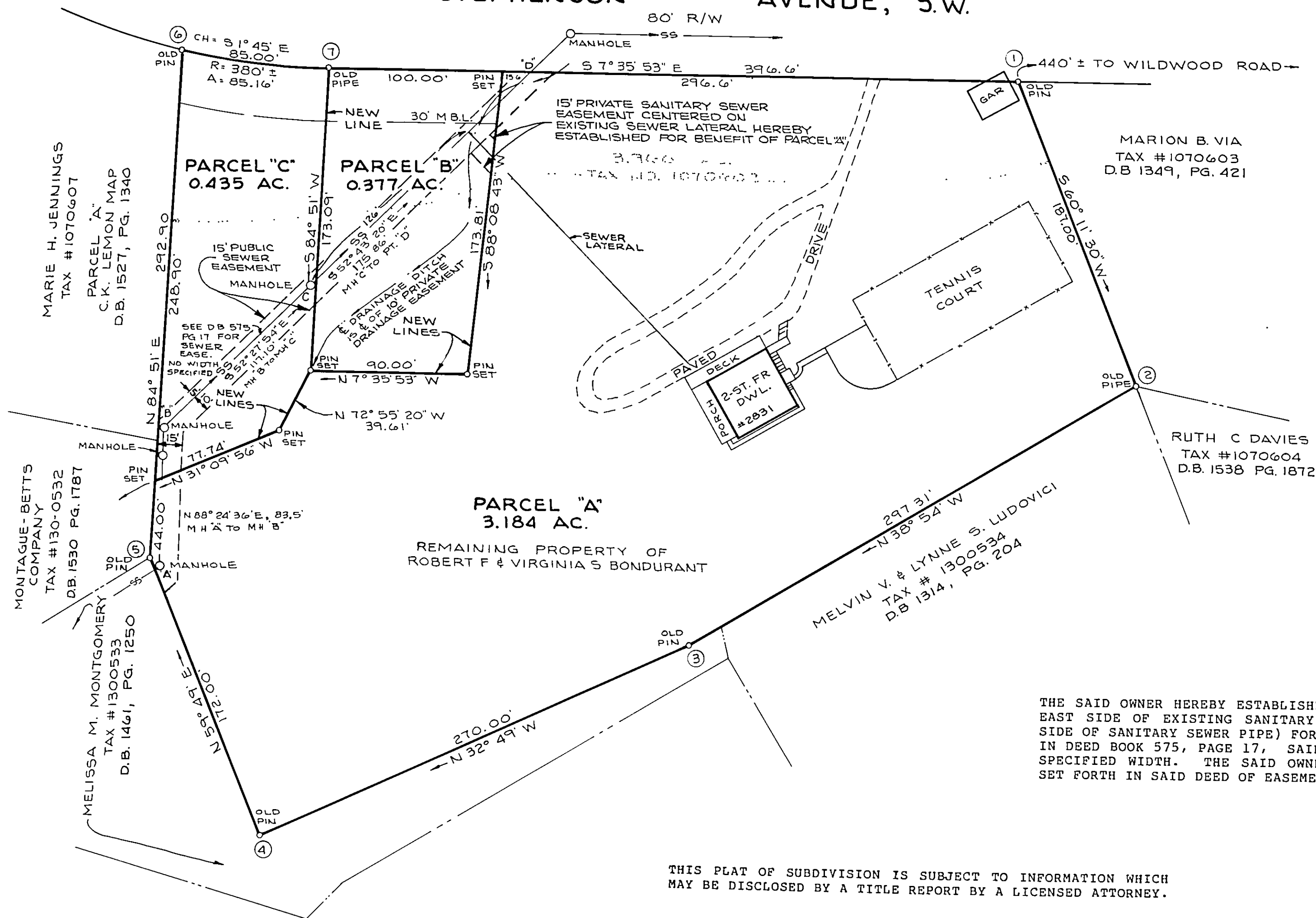


MERIDIAN OF MAP FOR R F BONDURANT  
BY T.P. PARKER DATED MAY 20, 1972



SEE BOARD OF ZONING APPEALS  
NO. 52-86A FOR BUILDING  
SETBACK LINE VARIANCE.

## STEPHENSON AVENUE, S.W.



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROBERT F. & VIRGINIA S. BONDURANT ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 7 TO 1, INCLUSIVE CONTAINING 3.996 ACRES DEEDED TO SAID OWNERS BY DEED RECORDED IN DEED BOOK 1302, PAGE 254 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES BY THE OWNERS ON THIS 6th DAY OF June, 1986.

Robert F. Bondurant Virginia S. Bondurant  
ROBERT F. BONDURANT VIRGINIA S. BONDURANT

STATE OF VIRGINIA

I, Jeticia P. Burnett, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT F. & VIRGINIA S. BONDURANT WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED JUNE 5, 1986, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF June, 1986.

MY COMMISSION EXPIRES:

November 7, 1989 Jeticia P. Burnett  
NOTARY PUBLIC

THE SAID OWNER HEREBY ESTABLISHES A WIDTH OF 15 FEET (5 FOOT ON EAST SIDE OF EXISTING SANITARY SEWER PIPE AND 10 FOOT ON WEST SIDE OF SANITARY SEWER PIPE) FOR SANITARY SEWER EASEMENT RECORDED IN DEED BOOK 575, PAGE 17, SAID DEED OF EASEMENT DID NOT HAVE A SPECIFIED WIDTH. THE SAID OWNER RESERVES ALL OTHER CONDITIONS SET FORTH IN SAID DEED OF EASEMENT.

BOUNDARY COORDINATES		
COR.	NORTHING	EASTING
1	2000.000	2000.000
2	1907.042	1837.741
3	2138.422	1651.042
4	2365.332	1504.715
5	2451.808	1653.395
6	2478.100	1945.113
7	2393.140	1947.708

THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:10 O'CLOCK A.M. ON THIS 29 DAY OF July, 1986.

TESTE: Patsy Jesterman CLERK  
Deborah Wagoner DEPUTY CLERK

APPROVED: Charles M. Hulline 7/29/86  
CITY ENGINEER OF ROANOKE, VIRGINIA DATE  
Acting Edward R. Tucker 7/28/86  
AGENT FOR CITY OF ROANOKE PLANNING COMMISSION DATE

THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



## SURVEY FOR ROBERT F. & VIRGINIA S. BONDURANT

SHOWING DIVISION OF A 3.996 AC. TRACT INTO PARCEL 'A' CONTAINING 3.184 AC., PARCEL 'B' CONTAINING 0.377 AC., AND PARCEL 'C' CONTAINING 0.435 AC. SITUATE ON STEPHENSON AVENUE, S.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON  
ENGINEERS & SURVEYORS, LTD.

SCALE: 1" = 50'  
N.B.: WW-38  
JUNE 5, 1986  
W.O. 86-0676



I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.  
T. P. Parker  
CERTIFIED LAND SURVEYOR