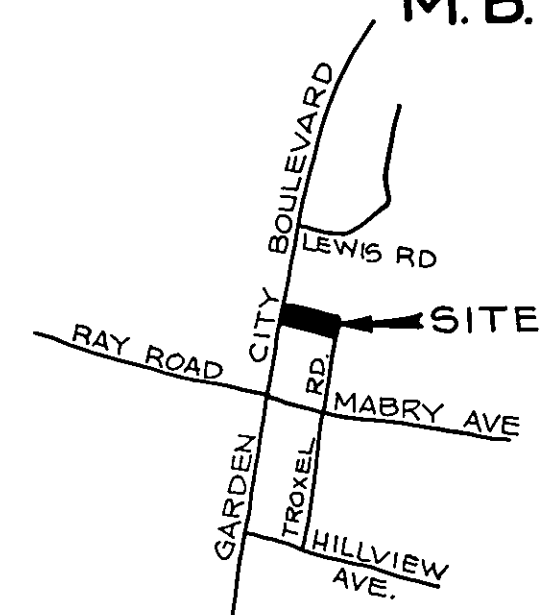


NOTE: SEE BOARD OF ZONING APPEALS CASE NO. 34-88-A GRANTING HAZEL HODGES A VARIANCE FROM THE REQUIRED 50' FRONTAGE TO A 25' FRONTAGE.



VICINITY MAP

GARDEN CITY BOULEVARD, S.E.

(FORMERLY HICKORY ROAD)  
R/W VARIES

APPROXIMATE LOCATION OF  
EXISTING WATER LINE AND  
SANITARY SEWER LINES.

975 SQ. FT. HEREBY  
DEDICATED TO CITY  
OF ROANOKE FOR  
STREET PURPOSES

PROPERTY OF  
CARL E. & EVELYN L. FURROW  
D.B. 1541, PG. 1819  
TAX NO. 438-0602

PROPERTY OF  
WILLIAM H. & V. MARIE MARTIN  
D.B. 1402, PG. 623  
TAX NO. 438-0620

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HAZEL V. HODGES IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY ALICE J. & E. C. GEARHEART BY DEED DATED APRIL 8, 1950, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE IN DEED BOOK 821, PAGE 127.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH HER OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

WITNESS THE SIGNATURE AND SEAL OF HAZEL V. HODGES  
ON THIS 29<sup>TH</sup> DAY OF JUNE, 1988.

Hazel V. Hodges  
HAZEL V. HODGES, OWNER

STATE OF VIRGINIA  
CITY OF ROANOKE

TO WIT:

I, MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT HAZEL V. HODGES, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29<sup>TH</sup> DAY OF JUNE, 1988.

MY COMMISSION EXPIRES:

April 19, 1991

Margaret S. Conner  
NOTARY PUBLIC

## NOTES:

- 1) SEE MAP FOR J. C. GARNAND BY JAMES F. MACTIER, DATED NOVEMBER 11, 1937.
- 2) SEE MAP FOR W. H. MEADOR BY T. P. PARKER, P.E. DATED SEPTEMBER 27, 1947.
- 3) 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.
- 4) THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 5) TOTAL BOUNDARY, BOUNDED BY CORNERS 1 - 4 - 1, CONTAINS 0.480 ACRES.

## APPROVED:

Charles M. Hulbert  
CITY ENGINEER OF ROANOKE, VIRGINIA

8/23/88  
DATE

Edmond R. Tucker  
AGENT FOR CITY OF ROANOKE PLANNING COMMISSION

8/23/88  
DATE

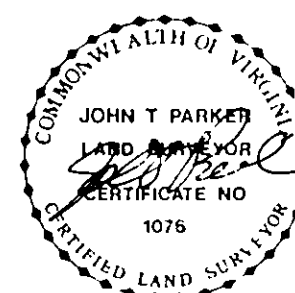
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:55 O'CLOCK 4 A.M. ON THIS 24<sup>TH</sup> DAY OF August, 1988.

TESTE: PATSY TESTERMAN  
CLERK

Patsy Testerman  
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John T. Parker  
JOHN T. PARKER  
CERTIFICATE NO. 1076  
CERTIFIED LAND SURVEYOR

RESUBDIVISION FOR  
HAZEL V. HODGES

SHOWING THE RESUBDIVISION OF A 0.480 AC. TRACT AND CREATING NEW LOT A AND NEW LOT B SITUATE ON GARDEN CITY BOULEVARD, S.E. AND TROXEL ROAD, S.E. AND DEDICATING 975 SQ. FT. TO THE CITY OF ROANOKE FOR STREET PURPOSES

ROANOKE, VIRGINIA

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

SCALE: 1" = 40'  
N.B.: G-52

JUNE 29, 1988  
W.O. 88-0765

TAX NO.'S 438-0603 &amp; 438-0604

M.B. / PG. 767

## BOUNDARY COORDINATES

COR.	NORTHING	EASTING	COR.	NORTHING	EASTING
1	5000.00	5000.00	5	5058.93	5031.26
2	5062.80	5016.77	6	5012.49	5205.17
3	4983.60	5313.38	7	4949.69	5188.40
4	4920.80	5296.61	8	4996.13	5014.49

