



BOUNDARY COORDINATES		
ORIGIN OF COORDINATES: ASSUMED		
CORNER	NORTH	EAST
1	4,946.540	8,084.511
2	5,000.000	8,000.000
3	5,013.365	7,978.872
4	5,017.642	7,972.111
5	5,165.366	8,065.559
6	5,161.090	8,072.320
7	5,147.725	8,093.448
8	5,147.344	8,093.207
9	5,094.299	8,177.980
1	4,946.540	8,084.511

VARIANCES GRANTED BY BOARD OF ZONING APPEALS;
CASE NO. 102-89-A APPROVED: 11-7-89

1. TO PERMIT PARKING IN FRONT YARD IN C-1 DISTRICT.
(CODE REF.: 36.1 - 433(c))
2. TO PERMIT PARKING WITHIN FIVE (5) FEET OF PROPERTY
LINE, AND WITHIN EIGHT (8) FEET OF A PUBLIC STREET.
(CODE REF.: 36.1 - 433 (e))

NOTES:

1. THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.
2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA AS DESIGNATED BY THE
SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A CURRENT TITLE REPORT AND EASEMENTS MAY
EXIST NOT SHOWN HEREON.
5. LOTS 39 THRU 43, A 0.142 ACRE PARCEL ADJOINING
THE NORTH SIDE OF SAID LOTS (ALL OF WHICH
ENCOMPASS TAX PARCELS 1040701, 1040702 AND
1040703) AND A PORTION OF WYCLIFFE AVE., S W
ARE HEREBY COMBINED TO CREATE A NEW TRACT,
SAID TRACT BEING SUBJECT TO CONDITIONS AS
SET FORTH BY ORDINANCE NO. 29875.
6. • DENOTES IRON ROD FOUND
DENOTES IRON ROD SET



APPROVED:

Edward R. Tucker 1-9-90
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Charles M. Huffine 1-9-90
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA, THIS PLAT WAS PRESENTED ON
THIS 9th DAY OF January, 1990,
AND WITH THE CERTIFICATE OF ACKNOWLEDGE-
MENT THEREOF ANNEXED ADMITTED TO RECORD
AT 4:10 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK, CLERK

Shenie Johnson
DEPUTY CLERK



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

Donald P. Marks 10/22/89
DONALD P. MARKS DATE

PLAT
SHOWING THE RESUBDIVISION OF LOTS 39, 40,
41, 42, AND 43, AND COMBINING SAID LOTS WITH
A PORTION (0.032 AC.) OF FORMER WYCLIFFE
AVE., SW, VACATED BY ORDINANCE NO. 29875,
CREATING NEW LOT 39A (0.533 AC.)

20 DECEMBER 1989 SCALE: 1" = 30'

KNOWN ALL MEN BY THESE PRESENTS, TO WIT:

THAT BEH PARTNERSHIP IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AND BOUNDED BY
OUTSIDE CORNERS 1 THRU 9 TO 1, INCLUSIVE, BEING THE SAME LAND CONVEYED TO SAID OWNER BY
DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN
DEED BOOK 1457, PAGE 615, AND DEED BOOK 1531, PAGE 1134, AND VACATED ENCOMPASSED WITHIN
SAID CORNERS 3 THRU 6 BY CITY ORDINANCE 29875, DATED DECEMBER 18, 1989.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS RESUBDIVIDED THIS LAND, AS SHOWN HEREON
ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 OF THE CODE OF
VIRGINIA OF 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY
OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF AND HEREBY PLACED THE FOLLOWING SIGNATURE ON THIS 9th DAY OF
January 1990.

BEH PARTNERSHIP

BY: *Roger Anglin*
ROGER ANGLIN, PARTNER

STATE OF VIRGINIA
CITY/COUNTY OF Roanoke

I, *Edward V. Hamilton*, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY/COUNTY
AND STATE DO HEREBY CERTIFY THAT ROGER ANGLIN, PARTNER, HAS PERSONALLY APPEARED
BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF January, 1990.

Edward V. Hamilton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/13/92

MB 1, Pg. 917
M.B. 1, Pg. 917