

BOUNDARY COORDINATES - ORIGIN ASSUMED				
POINT	NORTH	EAST		
1	1000.0000	1000.0000	G	468.1885
2	901.7154	1367.5872	7	469.0874
3	968.9271	1290.7605	8	1009.0300
4	517.8623	1337.5894	1	999.9894
5	504.6220	1163.7540	G	468.1859
6	468.1885	862.4387		
1	999.9920	999.9724		
MULLINS 4.205 AC.			B.G.B. EQUIPMENT 0.402 AC.	

NOTE: THE ORIGINAL SCALE OF THIS PLAT HAS NOT BEEN REDUCED.

JOE LYNNWOOD GRISSOM
D.B. 1449 Pg. 184
TAX No. 2520123

MAGNETIC MERIDIAN 1927 (D.B. 1449, Pg. 190)

N 12° 06' 30" E →
850.65'

N 11° 21' E →
330.67'

RIGHT-OF-WAY
EASEMENT
D.B. 1449,
Pg. 184

25.33'

161.30'

5 11° 21' W

VALLEY REAL
ESTATE INVEST-
MENTS
D.B. 1441 Pg. 1199
TAX No. 2520116

5 78° 39' E

160.0'

N 11° 21' E →

5 78° 01' E

31 ST.
ST.

REMAINING PROPERTY OF KENNETH S. BOWLING, JACK W. BOWLING, AND RICHARD P. GORDON, TRADING AS B.G.B. EQUIPMENT RENTAL

7.818 ACRES

302.77' 332.77' TOTAL

5 84° 04' W

SHENANDOAH AVENUE, N.W.

5 6° 06' 20" W

303.51'

N.W.

NEW LINE

1. PIN SET

30.00'

OLD IRON PIN

5 14° 30' W

549.3'

0.402 AC.

FENCE

35.00'

1. PIN SET

2520103
8.22 AC.
ZONED LM

1-B = NEW LINE

238.97'

5 14° 40' W

OLD IRON PIN

150.3'

294.9'

5 11° 21' W

BOBBY E. ALMOND
D.B. 1550 Pg. 1478
TAX No. 2520118

5 75° 01' 50" E

415.50'

380.50'

8-2 = 5 75° 01' 50" E

415.50'

BOBBY E. ALMOND
2.09 AC.
D.B. 1473 Pg. 138
TAX No. 2520113

5 27° 12' 50" E

102.40'

302.70'

5 14° 42' 10" W

EDGE OF PAVEMENT

30 TH STREET, N.W. (OLD SALEM ROAD)

30'

45'

60'

SALEM TURNPIKE, N.W.

5 78° 39' E

176.3'

4.607 ACRES

139.8'

192.2'

20.6'

140'

64.6'

54.6'

78.9'

174.31'

ARC = 1967.82'

ANG = 5° 04' 40"

TAN = 87.25'

CHORD = 5 85° 38' 40" W

174.31'

1 STORY C.B. WAREHOUSE
(MULLINS AUTO PARTS)

2 STORY METAL BLDG.

FRAME SHELTER

FRAME SHELTER

FRUIT STANDS

SHEN. FLEA MKT.

192.2'

192.2'

28.5'

90.4'

43.7'

25'

32.6'

16'

25'

302.77'

332.77'

5 84° 04' W

302.77' 332.77' TOTAL

5 6° 06' 20" W

303.51'

N.W.

SHENANDOAH AVENUE, N.W.

5 14° 30' W

549.3'

0.402 AC.

FENCE

35.00'

1. PIN SET

2520103
8.22 AC.
ZONED LM

1-B = NEW LINE

238.97'

5 14° 40' W

OLD IRON PIN

150.3'

294.9'

5 11° 21' W

BOBBY E. ALMOND
D.B. 1550 Pg. 1478
TAX No. 2520118

5 75° 01' 50" E

415.50'

380.50'

8-2 = 5 75° 01' 50" E

415.50'

BOBBY E. ALMOND
2.09 AC.
D.B. 1473 Pg. 138
TAX No. 2520113

5 27° 12' 50" E

102.40'

302.70'

5 14° 42' 10" W

EDGE OF PAVEMENT

30 TH STREET, N.W. (OLD SALEM ROAD)

30'

45'

60'

SALEM TURNPIKE, N.W.

5 78° 39' E

176.3'

4.607 ACRES

139.8'

192.2'

20.6'

140'

64.6'

54.6'

78.9'

174.31'

ARC = 1967.82'

ANG = 5° 04' 40"

TAN = 87.25'

CHORD = 5 85° 38' 40" W

174.31'

1 STORY C.B. WAREHOUSE
(MULLINS AUTO PARTS)

2 STORY METAL BLDG.

FRAME SHELTER

FRAME SHELTER

FRUIT STANDS

SHEN. FLEA MKT.

192.2'

192.2'

28.5'

90.4'

43.7'

25'

32.6'

16'

25'

302.77'

332.77'

5 84° 04' W

302.77' 332.77' TOTAL

5 6° 06' 20" W

303.51'

N.W.

SHENANDOAH AVENUE, N.W.

5 14° 30' W

549.3'

0.402 AC.

FENCE

35.00'

1. PIN SET

2520103
8.22 AC.
ZONED LM

1-B = NEW LINE

238.97'

5 14° 40' W

OLD IRON PIN

150.3'

294.9'

5 11° 21' W

BOBBY E. ALMOND
D.B. 1550 Pg. 1478
TAX No. 2520118

5 75° 01' 50" E

415.50'

380.50'

8-2 = 5 75° 01' 50" E

415.50'

BOBBY E. ALMOND
2.09 AC.
D.B. 1473 Pg. 138
TAX No. 2520113

5 27° 12' 50" E

102.40'

302.70'

5 14° 42' 10" W

EDGE OF PAVEMENT

30 TH STREET, N.W. (OLD SALEM ROAD)

30'

45'

60'

SALEM TURNPIKE, N.W.

5 78° 39' E

176.3'

4.607 ACRES

139.8'

192.2'

20.6'

140'

64.6'

54.6'

78.9'

174.31'

ARC = 1967.82'

ANG = 5° 04' 40"

TAN = 87.25'

CHORD = 5 85° 38' 40" W

174.31'

1 STORY C.B. WAREHOUSE
(MULLINS AUTO PARTS)

2 STORY METAL BLDG.

FRAME SHELTER

FRAME SHELTER

FRUIT STANDS

SHEN. FLEA MKT.

192.2'

192.2'

28.5'

90.4'

43.7'

25'

32.6'

16'

25'

302.77'

332.77'

5 84° 04' W

302.77' 332.77' TOTAL

5 6° 06' 20" W

303.51'

N.W.

SHENANDOAH AVENUE, N.W.

5 14° 30' W

549.3'

0.402 AC.

FENCE

35.00'

1. PIN SET

2520103
8.22 AC.
ZONED LM

1-B = NEW LINE

238.97'

5 14° 40' W

OLD IRON PIN

150.3'

294.9'

5 11° 21' W

BOBBY E. ALMOND
D.B. 1550 Pg. 1478
TAX No. 2520118

5 75° 01' 50" E

415.50'

380.50'

8-2 = 5 75° 01' 50" E

415.50'

BOBBY E. ALMOND
2.09 AC.
D.B. 1473 Pg. 138
TAX No. 2520113

5 27° 12' 50" E

102.40'

302.70'

5 14° 42' 10" W

EDGE OF PAVEMENT

30 TH STREET, N.W. (OLD SALEM ROAD)

30'

45'

60'

SALEM TURNPIKE, N.W.

5 78° 39' E

176.3'

4.607 ACRES

139.8'

192.2'

20.6'

140'

64.6'

54.6'

78.9'

174.31'

ARC = 1967.82'

ANG = 5° 04' 40"

TAN = 87.25'

CHORD = 5 85° 38' 40" W

174.31'

1 STORY C.B. WAREHOUSE
(MULLINS AUTO PARTS)

2 STORY METAL BLDG.

FRAME SHELTER

FRAME SHELTER

FRUIT STANDS

SHEN. FLEA MKT.

192.2'

192.2'

28.5'

90.4'

43.7'

25'

32.6'

16'

25'

302.77'

332.77'

5 84° 04' W

302.77' 332

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT EDGAR MULLINS AND VERGIE L. MULLINS ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT IN DEED BOOK 1619, PAGE 1798, AND THAT KENNETH S. BOWLING, JACK W. BOWLING, AND RICHARD P. GORDON, EACH IN THEIR SOLE AND SEPERATE EQUITABLE ESTATE, TRADING AS B.G.B. EQUIPMENT RENTAL, ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 6- A THRU J- 1 TO 6, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT IN DEED BOOK 1590, PAGE 1809, SAID INSTRUMENTS BEING RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND SHOWN HEREON WITH THEIR 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, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE SIGNATURES OF THE
AFORESAID OWNERS ON THIS 25th DAY OF SEPTEMBER, 1990.

VERGIE L. MULLINS

JACK W. BOWLING

STATE OF VIRGINIA
AT LARGE

I, Laura Boudreau, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE, CERTIFY THAT EDGAR
MULLINS AND VERGIE L. MULLINS HAVE APPEARED BEFORE
ME AND HAVE ACKNOWLEDGED THE FOREGOING INSTRUMENT
ON THIS 25th DAY OF September, 1990.

I, Collette H. Felt, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE, CERTIFY THAT KENNETH S. BOWLING, JACK W.
BOWLING, AND RICHARD P. GORDON HAVE APPEARED BEFORE ME
AND HAVE ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS
25th DAY OF September, 1990.

COMMISSION EXPIRES

COMMISSION EXPIRES

NOTES: 1. THIS PLAT SUBDIVIDES EXISTING TAX PARCEL No. 2520103 (8.22 Ac.) WITH A 0.402 ACRE SOUTHEASTERLY PORTION OF SAID PARCEL BEING COMBINED WITH EXISTING TAX PARCEL No. 2520114 (4.205 Ac.), CREATING HEREON A 4.607 ACRE TRACT AND A 7.818 ACRE TRACT.

2. THE BOUNDARY OF THE 4.607 ACRE TRACT WAS DERIVED FROM A CURRENT FIELD SURVEY, AND THE REMAINING 7.818 ACRE TRACT SHOWN HEREON IS PLATTED FROM RECORDS.

3. THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONES "A" OR "B" AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

I CERTIFY THIS PLAT OF SURVEY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JACK G. BESS, C.L.S. :

IN THE CLERK'S OFFICE FOR THE
CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA, THIS MAP IS PRESENTED AND
WITH THE CERTIFICATE OF ACKNOWLEDGEMENT
THERETO ANNEXED, IS ADMITTED TO
RECORD AT 12:15 O'CLOCK P. M.
ON THIS 14 DAY OF June,
1990.

TESTE. PATSY TESTERMAN, CLERK

By: Patricia Humphreys
DEPUTY CLERK

APPROVED:

Edward R. Tucker
AGENT, ROANOKE CITY PLANNING COMMISSION

3/6/91
DATE

Charles M. Huffing
CITY ENGINEER, CITY OF ROANOKE, VA.

3/6/91
DATE

PLAT OF SURVEY MADE FOR
EDGAR MULLINS AND VERGIE L. MULLINS
AND
NETH S. BOWLING, JACK W. BOLLING, AND
RICHARD P. GORDON

SHOWING THE RESUBDIVISION OF A 8.22 ACRE TRACT, PROPERTY OF KENNETH S. BOWLING, JACK W. BOWLING, AND RICHARD P. GORDON, AND A 4.205 ACRE TRACT, PROPERTY OF EDGAR MULLINS AND VERGIE L. MULLINS, CREATING HEREON A NEW 7.818 ACRE TRACT AND A NEW 4.607 ACRE TRACT



ROANOKE,
SCALE: 1" = 100'

VIRGINIA
AUG. 6, 1990

By: JACK G. BESS
CERTIFIED LAND SURVEYOR

N.B.W-125