

APPROVED,

*Edward R. Tucker* 12/28/92  
AGENT, ROANOKE CITY  
PLANNING COMMISSION

*Charles M. Huffins* 12-22-92  
CITY ENGINEER  
ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF  
ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGE-  
MENT THERETO ANNEXED IS ADMITTED TO RECORD ON *January 5*,  
1993 AT *2:55* O' CLOCK *P.* M.

TESTEE: ARTHUR B. CRUSH, III

*Lena Testerman*  
DEPUTY CLERK



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

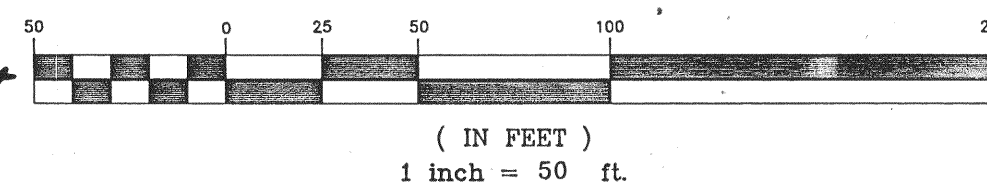
STATE OF VIRGINIA  
County of Roanoke

I, Sara V. Prillaman, A NOTARY PUBLIC IN AND FOR THE  
AFORESAID County AND STATE DO HEREBY CERTIFY THAT FRANK J. GROSS,  
EDLOW W. RAMSEY AND SALLIE J. RAMSEY, OWNERS, WHOSE NAMES ARE SIGNED  
TO THE FOREGOING WRITING DATED November 2, 1992, HAVE PERSONALLY  
APPEARED BEFORE ME IN MY AFORESAID County AND STATE  
AND ACKNOWLEDGED THE SAME ON December 16, 1992.

MY COMMISSION EXPIRES January 31, 1995.

*Sara V. Prillaman*  
NOTARY PUBLIC

GRAPHIC SCALE



BOUNDARY COORDINATES ORIGIN OF COORDINATES ARE ASSUMED		
Corner	Northing	Easting
1	5,000.00000	5,000.00000
2	5,240.30439	4,835.56280
3	5,282.65891	4,897.45864
4	5,406.45058	4,812.74959
5	5,441.25953	5,009.75600
6	5,165.97157	5,266.56071
7	5,116.50689	5,177.14013
1	5,000.00000	5,000.00000

Area = 128,454 Sq. Ft., 2.949 Acres

AREA TO BE CONVEYED FROM LOT 8 TO LOT 7		
Corner	Bearing	Distance

A-B	N 35-08-43 W	150.23
B-C	S 55-37-00 W	10.00
C-D	S 34-23-00 E	150.00
D-A	N 56-40-00 E	12.00

Area = 1,651 Sq. Ft., 0.038 Acres

## NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
- THIS PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0010 B, DATED NOV. 4, 1981.
- IRON PINS HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT REPRESENTS THE RESUBDIVISION OF ORIGINAL TAX PARCEL #7080507, #7080508, AND #7080510.
- THE LINES BETWEEN CORNERS A TO B TO C ARE NEW DIVISION LINES.

PLAT SHOWING  
RESUBDIVISION OF LOTS 7,8,9 & 10

"MAP OF VINYARD  
GARDENS ANNEX"

PROPERTY OF

FRANK J. GROSS

AND

EDLOW W. RAMSEY &amp; SALLIE J. RAMSEY

CREATING NEW

Lot-7A (0.540 Acres)

AND NEW

Lot 8A (2.409 Acres)

SITUATED ALONG  
BELLE AVENUE, N.E.

ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 2 NOVEMBER 1992

LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA

COMM. # 92-440

## KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRANK J. GROSS & EDLOW W. RAMSEY AND SALLIE J. RAMSEY ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON, TO BE RESUBDIVIDED, BOUND BY OUTSIDE CORNERS 1 THRU 7 TO 1, INCLUSIVE, KNOWN AS LOTS 7,8,9 AND 10 ACCORDING TO THE "MAP OF VINYARD GARDENS ANNEX" AS RECORDED IN PLAT BOOK 2, PAGE 206 AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, WHICH COMPRISES ALL OF THE LAND CONVEYED TO FRANK J. GROSS AND DELILA A. GROSS (DECEASED) FROM JAMES WALTER CARR AND ELIZABETH FRANCES CARR, BY DEED DATED 7 NOVEMBER 1957, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 585, PAGE 584 AND PART OF THE LAND CONVEYED TO EDLOW W. RAMSEY AND SALLIE J. RAMSEY FROM C.F. KEFAUVER AND WIFE, BY DEED DATED MAY 1, 1947, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 358, PAGE 471.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 1992.

BY: *Frank J. Gross*  
FRANK J. GROSS, OWNER

BY: *Edlow W. Ramsey*  
EDLOW W. RAMSEY, OWNER

*Edlow Ramsey atty in fact*  
ATTORNEY IN FACT, NOT RECORDED

BY: *Sallie J. Ramsey*  
SALLIE J. RAMSEY, OWNER

*Sallie Ramsey atty in fact*  
ATTORNEY IN FACT, NOT RECORDED