

THAT JIMMY D. FERRIS AND ERIKA H. FERRIS ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1 INCLUSIVE, CONTAINING 1.905 ACRE, BEING KNOWN AS LOT 7 AND LOT 8, SECTION 16A ACCORDING TO MAP SHOWING RE-SUBDIVISION OF SECTION 21, AND RE-SURVEY OF SECTIONS 16A AND 20, RIVERDALE FARM CORP. MAP, RECORDED IN DEED BOOK 263, PAGE 91 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNERS BY MARY RIDGEWAY AND ALTIE F. RIDGEWAY, BY DEED DATED JUNE 21, 1960 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1077, PAGE 13.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BOUNDED BY CORNERS 1, 2, 8, 9 TO 1 INCLUSIVE, CONTAINING 0.022 ACRE AND BOUNDED BY CORNERS 4A, 4, 5, 6, 6A, 5A, TO 4A INCLUSIVE, CONTAINING 0.071 ACRE.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THE LAND AND VACATED LOT LINES AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

<i>Jimmy V. Ferris</i>	<i>7/29/73</i>	<i>Erika H Ferris</i>	<i>7-28-93</i>
JIMMY V. FERRIS	DATE	ERIKA H. FERRIS	DATE
OWNER		OWNER	
D.B. 1077, PG. 13		D.B. 1077, PG. 13	

STATE OF VIRGINIA
City OF Salem TO WIT:

I, Linda C. Johnson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JIMMY D. FERRIS AND ERIKA H. FERRIS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28 DAY OF July, 1993.

February 28, 1997

Edward R. Tucker 7/30/93
AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

Charles M. Haffner 7/30/93
CITY ENGINEER - CITY OF
ROANOKE DATE

THIS PLAT SUBDIVIDES TAX PARCEL NO. 444-0610 (1.905 AC.)
CREATING HEREON NEW LOT 7 (1.074 AC.), NEW LOT 8 (0.738 AC.)
DEDICATES 5' ALONG EDGERTON AVENUE, S.E. TO THE CITY OF
ROANOKE FOR ROAD WIDENING AND 15' ALONG DUNDEE AVENUE, S.E.
TO THE CITY OF ROANOKE FOR ROAD WIDENING.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDG-
MENT THERETO ATTACHED ADMITTED TO RECORD AT 10:25 O'CLOCK
A M. ON THIS 2 DAY OF August, 1993.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Kathy Thompson
DEPUTY CLERK

CLOSED BY LRD

NOTES:

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

2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

0.222 AC. DEDICATED TO CITY OF ROANOKE FOR ROAD WIDENING

EDGERTON AVENUE, S.E.
(FORMERLY EASTLAND ROAD)
40' WIDE

BOUNDED BY CORNERS 1, 2, 8, 9 TO 1 INCLUSIVE
S 63°45'00" E 195.00'

OLD PIN

JAMES G. & JOYCE M. ADAMS
TAX # 444-0601
TAX # 444-0602
D.B. 1524, PG. 221

150.0'

OLD PIN

E. A. & MILDRED RIGGLE BROWN
TAX # 444-0603
D.B. 301, PG. 506
TAX # 444-0604
D.B. 328, PG. 405
TAX # 444-0605
D.B. 348, PG. 592

30' M.B.L.

LOT 7

LOT 8

SECTION 16A

LINE TO BE VACATED

NEW LOT 7
46,800 S.F.
1.074 AC.
BOUNDED BY CORNERS 2, 3, 7, 8 TO 2 INCLUSIVE
S 63°45'00" E 195.00'

240.00'

GRAVEL DRIVE

PIN SET

OVERHEAD UTILITY LINE

1-4 = 456.70'

26°15'00" W

ROGER L. & LAURENCE WIMMER
TAX # 444-0610
D.B. 1454, PG. 217

LOT 9

PROPERTY

APPROXIMATE LOCATION PRIVATE 5' WIDE SEWER EASEMENT SEE D.B. 1687, PG. 244 RECORDED JULY 29, 1993, INST. NO. 2177

PAUL B. & LOIS C. WILLIAMSON
TAX # 444-0606
D.B. 1026, PG. 186

15' ALLEY, NOT OPEN

15' ALLEY, NOT OPEN

OLD PIN

LABORN JACK PHILLIPS & SHEREE B. MILLS
TAX # 444-0608
D.B. 1591, PG. 276
TAX # 444-0609

15'

CL

CONC. DRIVE

1-STORY FR. DWLG. W/BSM'T

PATIO

#1921

57.4'

23.7'

82.5'

55.1'

71.8'

14.5'

DECK

C.B. SHED

30' M.B.L.

NEW LOT 8
32,168 S.F.
0.738 AC.
BOUNDED BY CORNERS 3, 4A, 5A, 6A, 7 TO 3 INCLUSIVE
N 70°00'00" W DEF'D = 126.4'

164.41'

30' M.B.L.

111.16'

108.36'

15.09'

194.90'

94.63'

97.76'

30'

PAVED

PIN SET

NOT OPEN = U

0.071 AC. DEDICATED TO CITY OF ROANOKE FOR ROAD WIDENING

BOUNDED BY CORNERS 4A, 4, 5, 6, 6A, 5A TO 4A INCLUSIVE

PIN SET

NOTE: DUNDEE AVENUE, S.W.
APPROXIMATELY 30' WIDE
RIGHT OF WAY AS SHOWN ON
ROSEWOOD PARK, P.B. 2, PG. 116.

ROSEWOOD PARK
P.B. 2. PG. 116

THIS SUBDIVISION IS BASED ON A
CURRENT FIELD SURVEY AND DESCRIPTION
RECORDED IN D.B. 1077, PG. 13

JOHN T. PARKER, L.S. 7/27/93

A circular professional seal for John T. Parker, a Land Surveyor in the Commonwealth of Virginia. The seal features a scalloped outer border. Inside the border, the words "COMMONWEALTH OF VIRGINIA" are written in an arc at the top, and "LAND SURVEYOR" is written in an arc at the bottom. In the center, the name "JOHN T. PARKER" is printed, with a handwritten signature "JTP" written over it. Below the name, the number "No. 1076" is printed, and the date "2/27/93" is handwritten in large, bold digits.

NOT OPEN = UNIMPROVED

0.071 AC. DEDICATED TO
CITY OF ROANOKE FOR
ROAD WIDENING
BOUNDED BY CORNERS
4A. 4. 5. 6. 6A. 5A TO 4A INCLUSIVE

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OF
JIMMY D. & ERIKA H. FERRIS

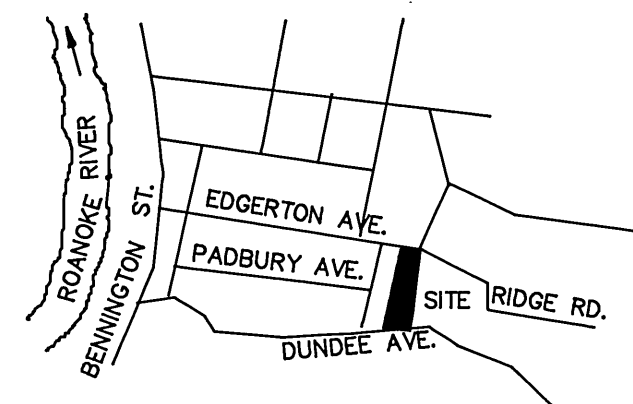
SHOWING THE RESUBDIVISION OF LOT 7 & LOT 8 (1.905 AC.)
SECTION 16A, MAP SHOWING RE-SUBDIVISION OF SECTION 21,
AND RE-SURVEY OF SECTIONS 16A AND 20, RIVERDALE FARM CORP. MAP
D.B. 263, PG. 91
CREATING HEREON NEW LOT 7 (1.074 AC.) & NEW LOT 8 (0.738 AC.)
AND DEDICATING 0.022 ACRE & 0.071 ACRE FOR ROAD WIDENING
SITUATE BETWEEN EDGEMONT AVE., S.E. AND DUNDEE AVE., S.E.
ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX # 444-0610
DRAWN: LRD/CADD
CALC: LRD
N.B. JR-123

SCALE: 1" = 50
DATE: JULY 27, 1993
W.O. 93-1029

M.B. 1, PG. 1234



LOCATION MAP

LEGEND

O PROPERTY CORNER
 -O- OVERHEAD LINES
 WITH UTILITY POLE
 M.B.L. MINIMUM BUILDING LINE
 -X- FENCE

COORDINATES

CORNERS	NORTHING	EASTING
1	2000.00	2000.00
2	1995.52	1997.79
3	1780.27	1891.64
4	1590.40	1798.01
5	1668.46	1739.18
6	1705.53	1637.36
7	1866.51	1716.75
8	2081.76	1822.90
9	2086.25	1825.11
1	2000.00	2000.00

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

M.B. 1, PG. 1234