

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT B.L.W. & ASSOCIATES, INC., A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER OF TWO PARCELS OF LAND, THE FIRST PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 4, 5, 6, 7, 8, 9, 10, 11 TO 4 INCLUSIVE, CONTAINING 1.000 ACRE, BEING ALL OF LOT 22 AND LOT 23, SECTION 4, ROCKYDALE HEIGHTS, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 1, PAGE 181 AND ALSO KNOWN AS FRANKLIN COURT LAND CORP., RECORDED IN THE AFORESAID CLERK'S OFFICE IN P.B. 2, PG. 56, SAID LOTS WERE CONVEYED TO SAID OWNER BY EMILEE BOYD AND MATILDA CHRISTIAN BOYD BY DEED DATED AUGUST 8, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1719, PAGE 1106.

THE SECOND PARCEL OF LAND SHOWN HEREON IS BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 11 TO 1 INCLUSIVE CONTAINING 0.468 ACRE, BEING ALL LOT 24, SECTION 4, ROCKYDALE HEIGHTS, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN P.B. 1, PG. 181 AND ALSO KNOWN AS FRANKLIN COURT LAND CORP., RECORDED IN THE AFORESAID CLERK'S OFFICE IN PLAT BOOK 2, PAGE 56 WAS CONVEYED TO SAID OWNER BY EMILEE BOYD AND MATILDA CHRISTIAN BOYD BY DEED DATED OCTOBER 14, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1732, PAGE 1141.

THE ABOVE DESCRIBED OWNER, 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, 12, 8, 9, 10, 11 TO 1 INCLUSIVE, CONTAINING 0.169 ACRE.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LOTS AS SHOWN HEREON ENTIRELY OF ITS 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 THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE AND VACATES LINES 4-11 AND 6-10 AS SHOWN ON SAID PLAT AS REQUIRED BY SECTION 15.1-483.1 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

Barry L. Ward 2-28-95  
B.L.W. & ASSOCIATES, INC., OWNER DATE  
BARRY L. WARD, PRESIDENT  
D.B. 1719, PG. 1106

STATE OF VIRGINIA  
County OF Roanoke  
TO WIT:

I, Margaret S. Pinner A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, BARRY L. WARD, PRESIDENT OF B.L.W. & ASSOCIATES, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND THIS 28th DAY OF February 1995.

MY COMMISSION EXPIRES: June 30, 1995  
Margaret S. Pinner  
NOTARY PUBLIC

BOUNDARY NOTES:  
THIS PLAT RESUBDIVIDES EXISTING TAX PARCELS NUMBER 736-0422, 736-0423 AND 736-0424 BEING ORIGINAL LOTS 22, 23 AND 24, SECTION 4, ROCKYDALE HEIGHTS AND CREATES HEREON NEW LOT 22-A (0.622 AC.), NEW LOT 24-A (0.678 AC.) AND DEDICATES 0.169 AC. TO CITY OF ROANOKE FOR ROAD PURPOSES.

APPROVED: [Signature] 2/28/95  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION  
Thrup C. O'Connor 2/28/95  
CITY ENGINEER - CITY OF DATE  
ROANOKE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:17 O'CLOCK A.M. ON THIS 1st DAY OF March, 1995.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Kathy Childs  
DEPUTY CLERK

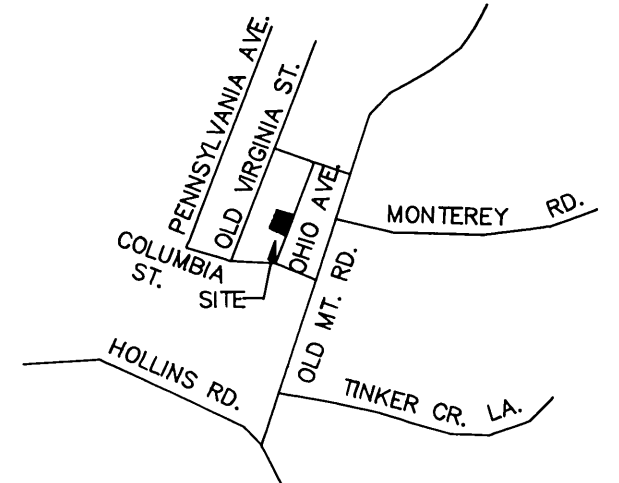
CLOSED BY LRD

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

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 "X" 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.

MERIDIAN OF  
P.B. 1, PG. 181  
& P.B. 2, PG. 56

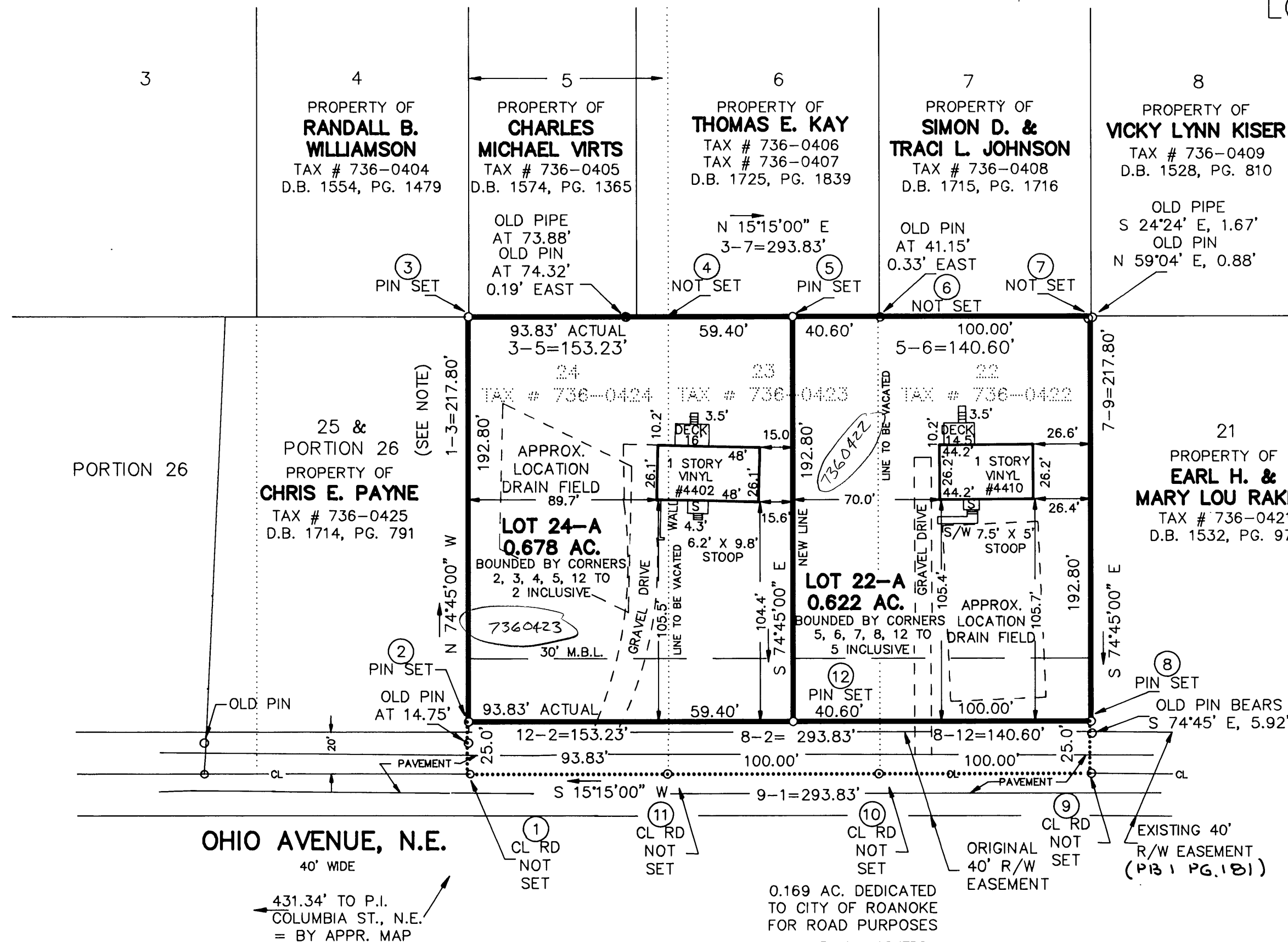


LOCATION MAP  
NO SCALE

# COORDINATES

CORNER	NORTHING	EASTING
1	2000.00	2000.00
2	2006.58	1975.88
3	2057.29	1789.87
4	2147.81	1814.55
5	2205.12	1830.17
6	2244.29	1840.85
7	2340.77	1867.16
8	2290.06	2053.17
9	2283.48	2077.29
10	2187.01	2050.95
11	2090.54	2024.65
1	2000.00	2000.00

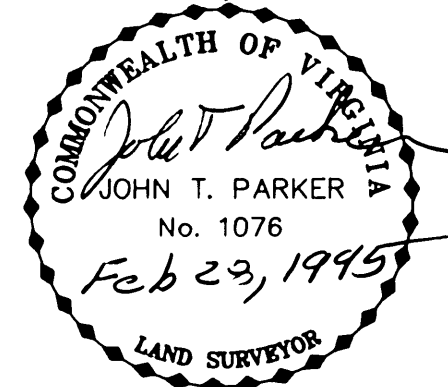
THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.



NOTE:  
LOT 24, SECTION 4, WAS SHOWN AS 100 FEET IN WIDTH BY MAP OF ROCKYDALE HEIGHTS. THE EXISTING MONUMENTATION ALONG OHIO STREET, NORTH AND SOUTH OF LOT 24, WAS IN CONFLICT AND SHORT BY 6.17 FEET. BY DIRECTION OF B.L.W. & ASSOCIATES, INC. THE FRONTAGE ON LOT 24 WAS REDUCED TO 93.83 FEET TO HONOR EXISTING PROPERTY LINE FROM POINTS 1 TO 3.

THIS PLAT OF SURVEY IS BASED ON A CURRENT FIELD SURVEY, B.L.W. & ASSOCIATES, INC. OWNER OF RECORD, SEE D.B. 1719, PG. 1106, AND D.B. \_\_\_\_\_, PG. \_\_\_\_\_

John T. Parker Feb 28, 1995  
JOHN T. PARKER, L.S. DATE



## PLAT OF SURVEY FOR B.L.W. & ASSOCIATES, INC.

A VIRGINIA CORPORATION

SHOWING THE RESUBDIVISION OF LOTS 22, 23 & 24 (1.469 AC.) SECTION 4, ROCKYDALE HEIGHTS, P.B. 1, PG. 181 ALSO KNOWN AS FRANKLIN COURT, P.B. 2, PG. 56 CREATING HEREON LOT 22-A (0.622 AC.) & LOT 24-A (0.678 AC.) SITUATE ON OHIO STREET N.E. ROANOKE, VIRGINIA

TAX # 736-0422, 0423, 0424 SCALE: 1" = 50'  
CALC: LRD DATE: FEBRUARY 8, 1995  
DRAWN: LRD/101 W.O. 95-0090  
N.B. JW-91

**TPP&S** T. P. PARKER & SON  
ENGINEERS 816 Boulevard  
SURVEYORS Post Office Box 39  
PLANNERS Salem, Virginia 24163

