THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED. 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, 1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE 10, 11 TO 4 INCLUSIVE, CONTAINING 1.000 ACRE, BEING ALL OF LOT 22 MONTEREY RO. DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY. COLUMBIA AND LOT 23, SECTION 4, ROCKYDALE HEIGHTS, RECORDED IN THE CLERK'S THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT MERIDIAN OF P.B. 2, PG. 56 _ AS SHOWN ON THE FEMA FLOOD INSURANCE SITE-/ BOOK 1, PAGE 181 AND ALSO KNOWN AS FRANKLIN COURT LAND CORP., RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP RECORDED IN THE AFORESAID CLERK'S OFFICE IN P.B. 2, PG. 56, SAID HOLLINS RO. AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. LOTS WERE CONVEYED TO SAID OWNER BY EMILEE BOYD AND MATILDIA TINKER CR. LA. 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 LOCATION MAP 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 NO SCALE 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 8 TO SAID OWNER BY EMILEE BOYD AND MATILDIA CHRISTIAN BOYD BY DEED PROPERTY OF PROPERTY OF PROPERTY OF PROPERTY OF PROPERTY OF DATED OCTOBER 14, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE COORDINATES THOMAS E. KAY RANDALL B. **CHARLES** SIMON D. & VICKY LYNN KISER CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1732 TAX # 736-0406 CORNER NORTHING EASTING WILLIAMSON MICHAEL VIRTS TRACI L. JOHNSON PAGE LL4-1 TAX # 736-0409 TAX # 736-0407 2000.00 2000.00 TAX # 736-0404 THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF TAX # 736-0405 TAX # 736-0408 D.B. 1528, PG. 810 D.B. 1725, PG. 1839 2006.58 1975.88 THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE. THE D.B. 1554, PG. 1479 D.B. 1574, PG. 1365 D.B. 1715, PG. 1716 2057.29 1789.87 LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BOUNDED BY OLD PIPE OLD PIPE 2147.81 1814.55 CORNERS 1, 2, 12, 8, 9, 10, 11 TO 1 INCLUSIVE, CONTAINING 0.169 ACRE. N 15'15'00" E S 24°24' E, 1.67' OLD PIN AT 73.88' 2205.12 1830.17 THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE OLD PIN AT 41.15' 3-7=293.83'OLD PIN 2244.29 1840.85 LOTS AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS 3) PIN SET N 59'04' E, 0.88' 0.33' EAST AT 74.32' 2340.77 1867.16 REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF **(6)** NOT SET PIN SET NOT SET 0.19' EAST 2290.06 2053.17 VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE NOT SET 2283.48 2077.29 CITY OF ROANOKE, VIRGINIA AS AMENDED TO DATE AND VACATES LINES 4-11 2187.01 10 2050.95 93.83' ACTUAL 59.40' 40.60' 100.00 AND 6-10 AS SHOWN ON SAID PLAT AS REQUIRED BY SECTION 15.1-483.1 OF 2024.65 2090.54 3-5=153.23'5-6=140.60THE CODE OF VIRGINIA AS AMENDED TO DATE. 2000.00 2000.00 WITNESS THE SIGNATURE AND SEAL OF SAID OWNER. TAX # 7364 # 736-0422 # 736-0424 THESE COORDINATES ARE BASED 3.5' 目 3.5' DECK ON AN ASSUMED DATUM. 2-28-95 25 **&** B.L.W. & ASSOCIATES, INC., OWNER DATE PORTION 26 14.2 1 0 1 STORY 1 0 VINYL 1 0 44.2' #4410 APPROX. PROPERTY OF 1 STORY 1 STORY BARRY L. WARD, PRESIDENT PORTION 26 LOCATION PROPERTY OF EARL H. & VINYL D.B. 1719, PG. 1106 DRAIN FIELD : #4402 ₄ CHRIS E. PAYNE MARY LOU RAKES ^{26.4'} S 4.3 TAX # 736-0425 TAX # 736-0421 LOT 24-A IS/W 7.5' X 5" D.B. 1714, PG. 791 D.B. 1532, PG. 971 STATE OF VIRGINIA 6.2' X 9.8' STOOP Q.678 AC. STOOP OF KOANOKE BOUNDED BY CORNERS TO WIT: LOT 22-A 2, 3, 4, 5, 12 TO 2 INCLUSIVE 0.622 AC. 1 10 APPROX. MARGARET S. CNNER ___A NOTARY PUBLIC IN AND FOR THE BOUNDED BY CORNERS LOCATION AFORESAID STATE DO HEREBY CERTIFY THAT, BARRY L. WARD, PRESIDENT OF 7360423 5, 6, 7, 8, 12 TO DRAIN FIELD B.L.W. & ASSOCIATES, INC., WHOSE NAME IS SIGNED TO THE FOREGOING PIN SET-5 INCLUSIVE I 30' М.В.L. WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION 12) PIN SET S AND THIS 28 TO DAY OF FRBRUARY 1995. OLD PIN -OLD PIN OLD PIN BEARS ~100.00° 93.83' ACTUAL, 59.40 40.60 AT 14.75' MY COMMISSION EXPIRES: ¯S 74**°**45′ E, 5.92′ MY XLL [⊣]8-12=140.60' 8-2= 293.83 NOTARY PUBLIC LUNE 30, 1995 ⁻ 93.83' 100.00 100.00 PAVEMENT ~ PAVEMENT -S 15'15'00" · 9-1=293.83' - **BOUNDARY NOTES:** CL RD EXISTING 40' CL RD CL RD OHIO AVENUE, N.E. THIS PLAT RESUBDIVIDES EXISTING TAX PARCELS NUMBER ORIGINAL NOT CL RD NOT -NOT \neg R/W EASEMENT 736-0422, 736-0423 AND 736-0424 BEING ORIGINAL SET TON 40' WIDE 40' R/W SET SET (PB 1 PG 181) LOTS 22, 23 AND 24, SECTION 4, ROCKYDALE HEIGHTS SET EASEMENT 0.169 AC. DEDICATED AND CREATES HEREON NEW LOT 22-A (0.622 AC.), 431.34' TO P.I. TO CITY OF ROANOKE NEW LOT 24-A (0.678 AC,) AND DEDICATES 0.169 AC. COLUMBIA ST., N.E. FOR ROAD PURPOSES TO CITY OF ROANOKE FOR ROAD PURPOSES. = BY APPR. MAP BOUNDED BY CORNERS 1, 2, 12, 8, 9, 10, 11 TO 1 INCLUSIVE APPROVED: NOTE: PLAT OF SURVEY FOR FOR AGENT - CITY OF ROANOKE LOT 24, SECTION 4, WAS SHOWN AS 100 FEET IN B.L.W. & ASSOCIATES, INC. WIDTH BY MAP OF ROCKYDALE HEIGHTS. THE EXISTING THIS PLAT OF SURVEY IS BASED ON PLANNING COMMISSION MONUMENTATION ALONG OHIO STREET, NORTH AND SOUTH A CURRENT FIELD SURVEY, B.L.W. & they C. Odirnic OF LOT 24, WAS IN CONFLICT AND SHORT BY 6.17 FEET. 2.120195 ASSOCIATES, INC. OWNER OF RECORD, A VIRGINIA CORPORATION BY DIRECTION OF B.L.W. & ASSOCIATES, INC. THE SEE D.B. 1719, PG. 1106, CITY ENGINEER - CITY OF DATE FRONTAGE ON LOT 24 WAS REDUCED TO 93.83 FEET TO SHOWING THE RESUBDIVISION OF LOTS 22, 23 & 24 (1.469 AC.) AND D.B. ____, PG. ____ ROANOKE HONOR EXISTING PROPERTY LINE FROM POINTS 1 TO 3. SECTION 4, ROCKYDALE HEIGHTS, P.B. 1, PG. 181 ALSO KNOWN AS FRANKLIN COURT, P.B. 2, PG. 56 Feb 28, 1995 CREATING HEREON LOT 22-A (0.622 AC.) & //JOHN T. PARKER, L.S. DATE LOT 24-A (0.678 AC.) IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE. SITUATE ON OHIO STREET N.E. ALTH OF VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDG-ROANOKE, VIRGINIA MENT THERETO ATTACHED ADMITTED TO RECORD AT ______ O'CLOCK SCALE: 1" = 50'TAX # 736-0422, 0423, 0424 _A .M. ON THIS _/ ST DAY OF ________, 1995. DATE: FEBRUARY 8, 1995 CALC: LRD DRAWN: LRD/101 W.O. 95-0090 TESTE: ARTHUR B. CRUSH, III SOJOHN T. PARKER N.B. JW-91 No. 1076 50' 25' Feb 23, 199 TPP&S T. P. PARKER & SON ENGINEERS 816 Boulevard SURVEYORS Post Office Box 39 GRAPHIC SCALE PLANNERS Salem, Virginia 24153 LAND SURVE CLOSED BY LRD