

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE ESTATE OF HUGH FLETCHER, JR. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.654 ACRE BOUNDED BY OUTSIDE CORNERS 1, 8, 9, 10, 11, 5, 4, 3, 2 TO 1 INCLUSIVE AND BEING TRACT 1, PURE OIL DIVISION, UNION OIL COMPANY MAP RECORDED IN DEED BOOK 1458, PAGE 472 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, BY DEED DATED SEPTEMBER 16, 1980 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1458, PAGE 469.

THAT DAVID L. KINSEY AND FRANK C. KINSEY ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.343 ACRE BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE AND BEING TRACT 2, PURE OIL DIVISION, UNION OIL COMPANY MAP AS MENTIONED ABOVE, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, BY DEED DATED SEPTEMBER 11, 1970 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1281, PAGE. 280.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND INTO TRACTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND VACATE THE OLD LOT LINES AS SHOWN DOTTED HEREON AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

BETTY RUTH FLETCHER, EXECUTRIX  
ESTATE OF HUGH FLETCHER, JR.  
D.B. 1458, PG. 469

DAVID L. KINSEY, OWNER  
D.B. 1281, PG. 280

FRANK C. KINSEY, OWNER  
D.B. 1281, PG. 280

STATE OF VIRGINIA  
OF  
TO WIT:

I, Notary Public, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT BETTY RUTH FLETCHER, EXECUTRIX FOR THE ESTATE OF HUGH FLETCHER, JR., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 3TH DAY OF March, 1995.

MY COMMISSION EXPIRES:  
June 30, 1995  
NOTARY PUBLIC

STATE OF VIRGINIA  
OF  
TO WIT:

I, Notary Public, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DAVID L. KINSEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29TH DAY OF March, 1995.

MY COMMISSION EXPIRES:  
3/31/95  
NOTARY PUBLIC

STATE OF VIRGINIA  
OF  
TO WIT:

I, Notary Public, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT FRANK C. KINSEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29TH DAY OF March, 1995.

MY COMMISSION EXPIRES:  
3/31/95  
NOTARY PUBLIC

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 2:02 O'CLOCK P.M. ON THIS 29 DAY OF March, 1995.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Kathy Molladay  
DEPUTY CLERK

CLOSED BY LRD

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

#### GENERAL 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.

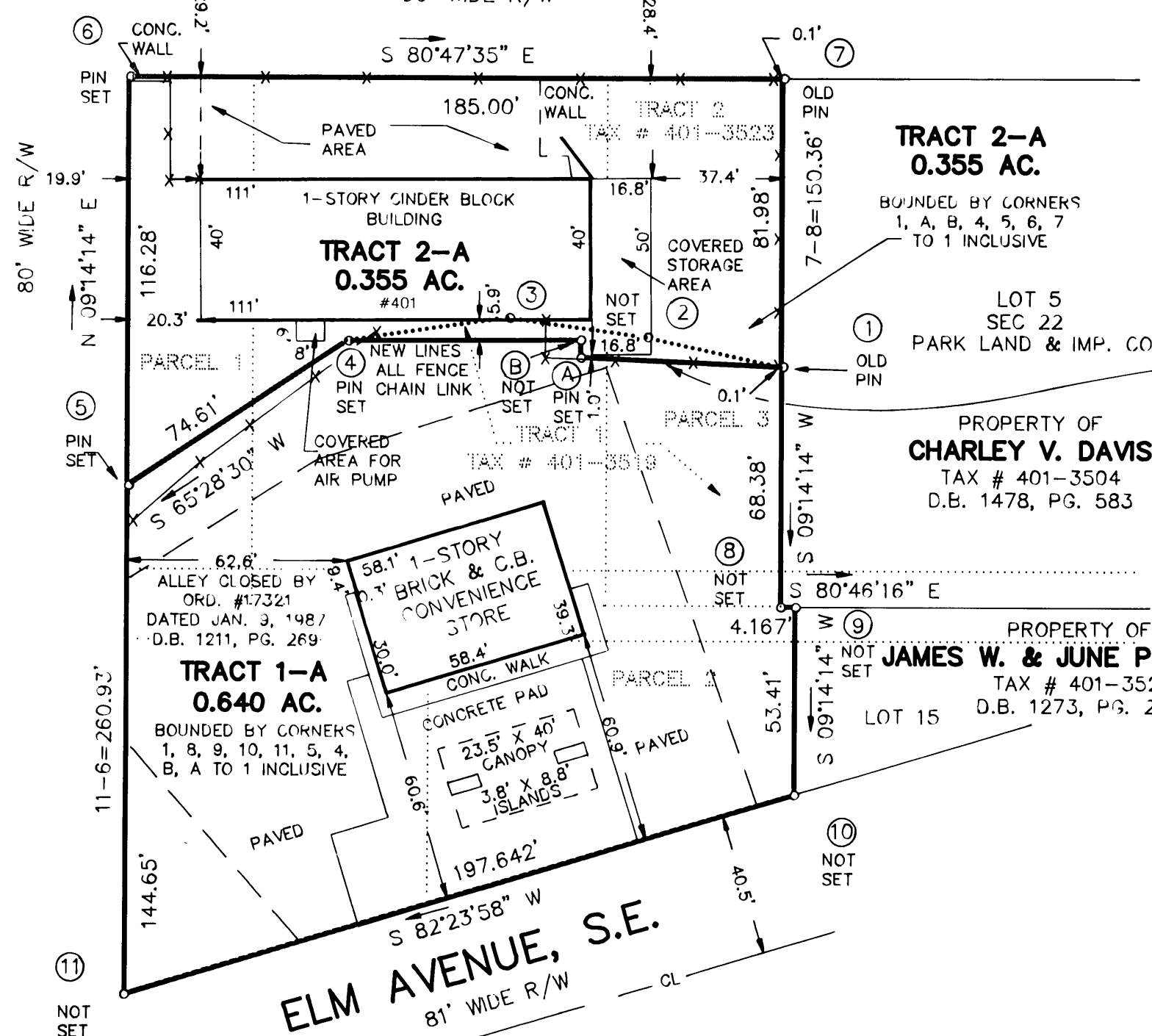
#### REFERENCE MAP:

1. PLAT OF SURVEY BY DAVID DICK & HARRY A. WALL, CIVIL ENGINEERS & SURVEYORS DATED APRIL 15, 1969 AND RECORDED IN D.B. 1458, PG. 472.
2. PLAT MADE FOR MRS. MARY B. MOSES BY DAVID DICK & HARRY A. WALL, CIVIL ENGINEERS & SURVEYORS DATED DEC. 28, 1966 AND RECORDED IN D.B. 1212, PG. 369.

### BULLITT AVENUE, S.E.

60' WIDE R/W

FOURTH STREET, S.E.  
(FORMERLY WHEAT ST.)



#### BOUNDARY NOTES:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 401-3519 BEING TRACT 1 (0.652 AC.) OF THE PURE OIL DIVISION, UNION OIL COMPANY MAP AND EXISTING TAX PARCEL NO. 401-3523 BEING TRACT 2 (0.343 AC.) OF THE PURE OIL DIVISION, UNION OIL COMPANY MAP AND CREATES HEREON NEW TRACT 1-A, (0.640 AC.) AND NEW TRACT 2-A (0.355 AC.).

513 sq. ft. (0.012 AC.)  
BEING COMBINED WITH "KINSEY" TRACT

NEW LINES  
1-A N 78°10'57" W 56.81'  
A-B N 08°48'44" E 5.00'  
B-4 N 81°11'16" W 66.19'  
ORIGINAL BOUNDARY  
4-3 S 89°13'00" E 46.13'  
3-2 S 72°46'30" E 39.52'  
2-1 S 68°24'30" E 39.09'

#### COORDINATES

CORNER	NORTHING	EASTING
1	1000.00	1000.00
8	932.51	989.02
9	931.83	993.14
10	879.11	984.56
11	852.97	788.66
5	995.74	811.88
6	1110.52	830.54
7	1080.92	1013.16
1	1000.00	1000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

### PLAT OF SURVEY FOR DAVID L. KINSEY & FRANK C. KINSEY AND ESTATE OF HUGH FLETCHER, JR.

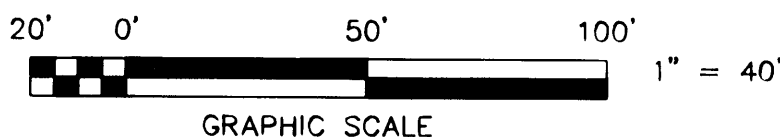
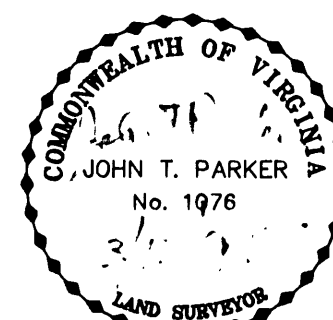
SHOWING THE RESUBDIVISION OF TRACT 1 (0.652 AC.) & TRACT 2 (0.343 AC.) PURE OIL DIVISION, UNION OIL COMPANY MAP, D.B. 1458, PG. 472 CREATING HEREON TRACT 1-A (0.640 AC.) & TRACT 2-A (0.355 AC.) SITUATE ON ELM AVE., S.E., 4 TH. ST., S.E. & BULLITT AVE., S.E. ROANOKE, VIRGINIA

TAX # 401-3519, 3523  
CALC: LRD  
DRAWN: LRD/103  
N.B. G-147

SCALE: 1" = 40'  
DATE: MARCH 10, 1995  
W.O. 95-0161

APPROVED:  
John T. Parker 3-29-95  
AGENT - CITY OF ROANOKE  
PLANNING COMMISSION  
Charles M. Huffins 3-29-95  
CITY ENGINEER - CITY OF ROANOKE

TRACT 2-A IS BASED ON A CURRENT FIELD SURVEY. TRACT 1-A IS PLATTED FROM RECORDS, DAVID L. & FRANK C. KINSEY OWNERS OF RECORD SEE D.B. 1281, P.G. 280 AND THE ESTATE OF HUGH FLETCHER, JR. IS AN OWNER OF RECORD, SEE D.B. 1458, PG. 469.  
John T. Parker 3/29/95  
JOHN T. PARKER, L.S. DATE



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