

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOARDWALK DEVELOPMENT COMPANY IS THE FEE SIMPLE OF LOT 11A, SHOWN HEREON BOUNDED BY CORNERS 4, 5, 6, 10 TO 4, INCLUSIVE, WHICH COMPRISES A PORTION OF LAND WHICH WAS CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1748, PAGE 1882.

THAT NONA S. BYRD IS THE FEE SIMPLE OWNER OF LOT 10, SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3, 10 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND WHICH WAS CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1743, PAGE 1823.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH THEIR 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 FURTHER PURSUANT OF CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES.

James R. Smith President
BOARDWALK DEVELOPMENT COMPANY,
JAMES R. SMITH, PRESIDENT

Nona S. Byrd
NONA S. BYRD

STATE OF VIRGINIA
COUNTY OF ROANOKE TO WIT:

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, HEREBY CERTIFY THAT JAMES R. SMITH, PRESIDENT OF BOARDWALK DEVELOPMENT COMPANY HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 28TH DAY OF JUNE, 1996.

David A. Bess
NOTARY PUBLIC

OCT. 31, 1998
COMMISSION EXPIRES

STATE OF VIRGINIA
COUNTY OF ROANOKE TO WIT:

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, HEREBY CERTIFY THAT NONA S. BYRD HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 28TH DAY OF JUNE, 1996.

David A. Bess
NOTARY PUBLIC

OCT. 31, 1998
COMMISSION EXPIRES

- NOTES: 1. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE 'X' AS DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FIRM: N° 51161C0046D, EFFECTIVE OCT. 15, 1993).
2. THE PROPERTY IS ZONED RM-2
3. SEE ZONING RESTRICTIONS FOR SIDE AND REAR SETBACKS.
4. SEE MAP BOOK 1, PAGE 1469 FOR PREVIOUS SUBDIVISION OF ORIGINAL LOT 6 11 AND 12, BLOCK 15, MAP N° 2, EASTGATE ADDITION

APPROVED: Charles M. Huffert 7-10-96
CITY ENGINEER, CITY OF ROANOKE VA. DATE

John Thomas Russell 7/10/96
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

PLAT OF SUBDIVISION MADE FOR
BOARDWALK DEVELOPMENT COMPANY AND
NONA S. BYRD

SHOWING THE RESUBDIVISION OF LOTS 10 AND 11A, BLOCK 15, MAP N° 2, EASTGATE ADDITION (D.B. 126, PG. 453) AND CREATING HEREON NEW LOT 10A (0.115 AC.) AND NEW LOT 11A-1 (0.118 AC.)

ROANOKE,
SCALE: 1" = 20'

VIRGINIA
MAY 28, 1996

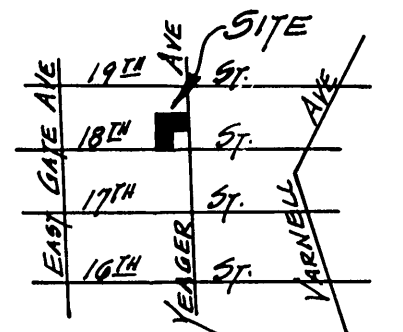
BY: JACK G. BESS
CERTIFIED LAND SURVEYOR

N.B. 84

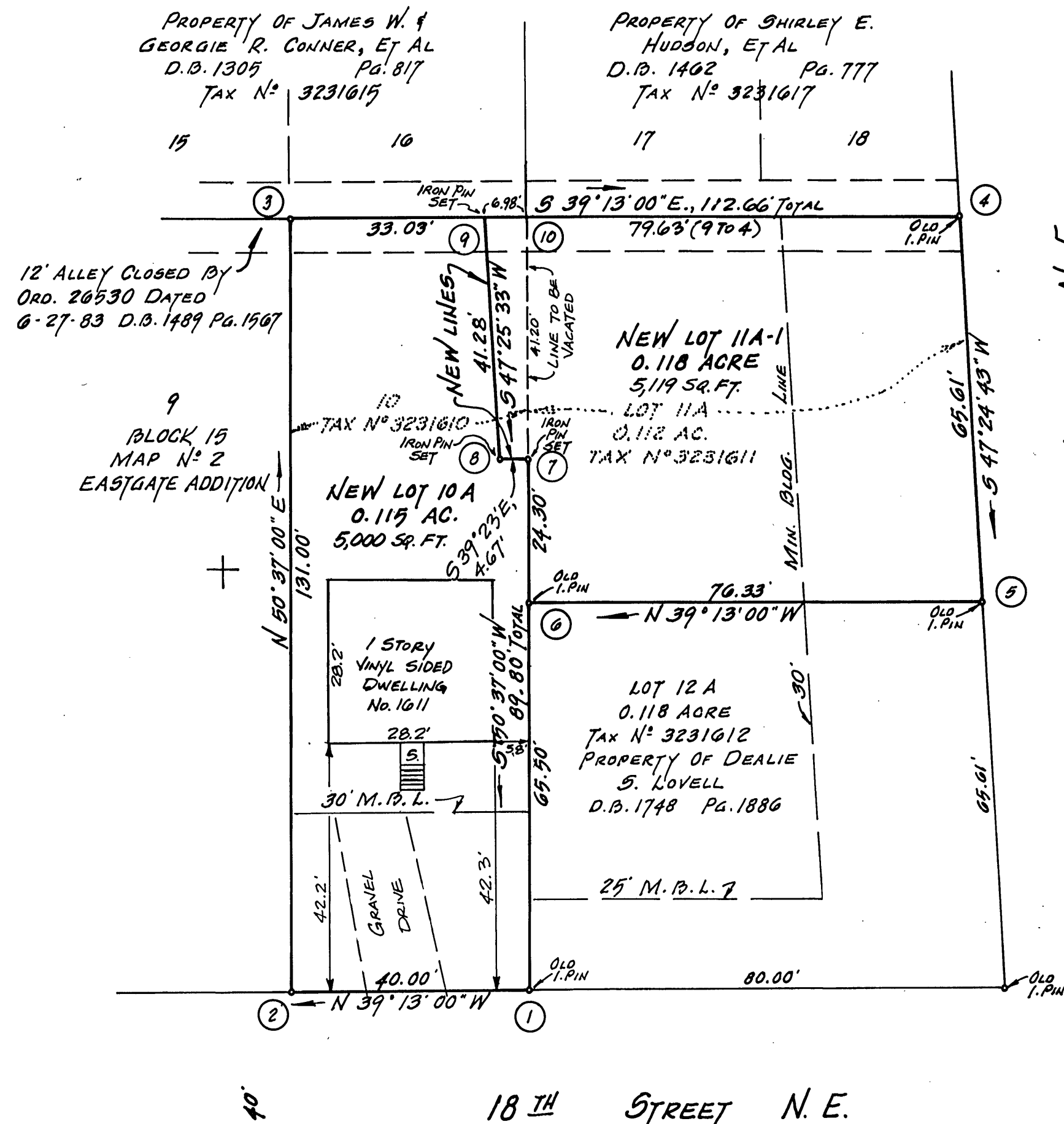
BOUNDARY COORDINATES (ORIGIN ASSUMED)

POINT	NORTH	EAST
1	5001.9808	4949.4196
2	5092.9712	4924.1294
3	5176.0915	5025.3817
10	5145.1010	5050.6719
1	5061.9808	4949.4196
4	5088.8069	5096.6115
5	5044.4072	5048.3069
6	5103.5447	5000.0469
10	5145.1010	5050.6719
4	5088.8069	5096.6115

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.



LOCATION MAP



12' ALLEY CLOSED BY
ORD. 20530 DATED
6-27-83 D.B. 1489 PG. 1967

I HEREBY CERTIFY
THIS PLAT TO BE CORRECT
TO THE BEST OF MY
KNOWLEDGE AND BELIEF.
Jack G. Bess
JACK G. BESS, L.S.

