KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT S. GERALD WELLS AND ALICE UPDIKE WELLS ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1, 2, 7, 8 TO 1 INCLUSIVE KNOWN AS ALL OF LOT 15 AND THE EASTERLY ONE-HALF OF LOT 16 AS SHOWN ON OYLER SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 2, PAGE 25 AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY MURL DAVID UPDIKE AND RUTH BRYANT UPDIKE BY DEED DATED JULY 22, 1975 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1364, PAGE 367. THAT THE ESTATE OF RUTH BRYANT UPDIKE IS THE FEE SIMPLE OWNER OF THE LOTS SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 2, 3, 4, 5, 6, 7 TO 2 INCLUSIVE KNOWN AS THE WESTERLY ONE-HALF OF LOT 16 AND ALL OF LOT 17 BEING A PORTION OF THE PROPERTY BEQUEATHED TO HER CHILDREN THE THE LAST WILL AND TESTAMENT OF RUTH B. UPDIKE DATED FEBRUARY 23, 1976. THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES THE LINES SHOWN DOTTED HEREON IN ACCORDANCE WITH THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE. WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS. SHELVEN G. WELLS, OWNER ALICE UPDIKE WELLS, OWNER D.B. 1364, PG. 367 D.B. 1364, PG. 367 ESTATE OF RUTH M. UPDIKE DAVID ALAN UPDIKE, EXECUTOR BY WILL DATED FEBRUARY 23, 1976 STATE OF VIRGINIA MARGARET S. CONNER . A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DAVID ALAN UPDIKE, EXECUTOR FOR THE ESTATE OF RUTH M. UPDIKE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _27 DAY OF APRIL __, 1999. Margaret S. Conner MY COMMISSION EXPIRES: JUNE 30, 1999 STAJE OF VIRGINIA COUNTY MARCARET S. CONNER A NOTARY PUBLIC IN AND FOR THE AFORESAID STATED CO HEREBY CERTIFY THAT SHELVEN G. WELLS AND ALICE UPDIKE WELLS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _2674 DAY OF __APRIL_____, MY COMMISSION EXPIRES: JUNE 30, 1999 **GENERAL NOTES:** THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0046 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 3:35 O'CLOCK P. M. ON THIS __ DAY OF 1 ou ___, 1999. TESTE:

ORIGINAL LOT 15 AND ONE—HALF OF ORIGINAL LOT 16 AND TAX PARCEL NO.

CREATING HEREON NEW LOT 15-A (0.398 ACRE) AND LOT 17 (0.201 ACRE).

309-1036 BEING ONE-HALF OF ORIGINAL LOT 16 AND ALL OF ORIGINAL LOT 17,

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 309-1034 BEING ALL OF

BY ACTUAL FIELD ELEVATIONS.

BOUNDARY NOTES:

ARTHUR B. CRUSH, III, **CLERK**

20' GRAPHIC SCALE

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

MINIMUM BUILDING LINE NOTE:

THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS OF THE CITY OF ROANOKE SUBDIVISION AND ZONING ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE CITY OF ROANOKE ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

LEGEND M.B.L.=MINIMUM BUILDING LINE BE = BASEMENT ENTRANCE EP = ENCLOSED PORCH S = STOOP $\Psi = CENTERLINE$

LACONIA AVENUE, N.E. 40' WIDE ② NOT 658.15' TO P.I. OF N49'07'00"E 1-4 = 150.00SET VILLIAMSON ROAD SET 1 PIN (50.00') (25.00'): (25.00') (50.00') P.K. NAIL 1-3 = 100.00'37.5° SET FOUND LOT 15-A 0.398 AC. 30' M.B.L. 10.5' N 23.9 BOUNDED BY CORNERS SETBACK ORDINANCE 1, 2, 3, 6, 7, 8, TO 1 INCLUSIVE 27.9 NO. 10717 DATED 1-22-51 2-STORY 25' FROM CENTERLINE BRICK TAX # LOT 14 **%** #165 309–1034 LOT 18 PROPERTY OF TAX #____ 309-1036 13.4 PROPERTY OF LEON C. & EP 8 JOHN H. & 14.5' DOROTHY M. HOWARD CUZETTE M. VOIT TAX # 309-1033 5.1℃ TAX # 309-1037 D.B. 1139, PG. 443 D.B. 801, PG. 269 PORCH 18.3' 2-STORY STUCCO & FRAME FRAME GARAGE 39.9' #157 38.7 LOT 17-A 0.201 AC. EP EP BOUNDED BY 40, CORNERS 6, 4, 5, 6 TO ORIGINAL INCLUSIVE LOT: 16 **ORIGINAL** ORIGINAL LOT 17 LOT 15 PIN FOUND ON LINE 6-8 = 100.02-8" CONCRETE WALL AT 172.49 (50.01')(25.005') (25.005') (50.01')BLOCK 6 5-8 = |150.03'|(5) PIN OAKLAND TERRACE S5013'00"W NOT SET P.B. 1, PG. 334 SEĪ LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 PROPERTY OF PROPERTY OF PROPERTY OF BILLY OMER & BILLY OMER & SUSAN E. MILDRED H. DOWELL MILDRED H. DOWELL BROWN TAX # 309-1014 TAX # 309-1016, 309-1017 TAX # 309-1015 D.B. 1361, PG. 470 D.B. 1361, PG. 470 D.B. 1440, PG. 1920

PG. <u>1952</u> ORANGE AVE LOCATION MAP NO SCALE

VACATION & COMBINATION PLAT FOR

SHELVEN G. & ALICE UPDIKE WELLS

AND

THE ESTATE OF RUTH M. UPDIKE

SHOWING THE RECOMBINATION OF LOTS 15, 16 & 17, OYLER SUBDIVISION P.B. 2, PG. 25 CREATING HEREON LOT 15-A (0.398 ACRE) AND LOT 17-A (0.201 ACRE) SITUATE ON LACONIA AVENUE, N.E.

TAX # 309-1034

SCALE: 1" = 30'DATE: APRIL 23, 1999 W.O. 99-0290 N.B. G-204



TPP&S T. P. PARKER & SON

ROANOKE, VIRGINIA

309-1036 DRAWN: Z-LRD-2 CALC: LRD

> ENGINEERS 816 Boulevard SURVEYORS Post Office Box 39 PLANNERS Salem, Virginia 24153

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY

SHELVEN G. & ALICE UPDIKE WELLS

ARE OWNERS OF RECORD, SEE

D.B. 1364, PG. 367

THE ESTATE OF RUTH M. UPDIKE IS AN OWNER OF RECORD, SEE D.B. 1193,

PG. 5 & WILL DATED FEB. 12, 1976

JOHN T. PARKER

No. 1076

23/99

DATE

AGENT - CITY OF ROANOKE PLANNING COMMISSION

APPROVED:

CITY ENGINEER -CITY OF ROANOKE DATE

06/03