

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOSEPH R. BLACKSTOCK AND MASON H. LITTREAL, ET ALS ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 15 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO JOSEPH R. BLACKSTOCK BY DEED DATED MAY 24, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #000007675 AND WHICH COMPRISES PART OF THE LAND CONVEYED TO MASON H. LITTREAL, ET ALS, BY DEED DATED NOVEMBER 11, 1966 AND RECORDED IN THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, CLERK'S OFFICE IN DEED BOOK 816, PAGE 66.

THE SAID OWNERS CERTIFY THAT THEY SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNERS DO BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION (0.662 ACRES), ALSO ALL OF THE LAND DESIGNATED HEREON FOR RIGHT-OF-WAY PURPOSES FROM CORNERS 9 THRU 12 TO 9 (0.002 AC.), BEING EXTENSION OF EUGENE DRIVE AND HEREBY DEDICATE FOR PUBLIC USE ALL OF THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

BY: Joseph R. Blackstock
JOSEPH R. BLACKSTOCK, OWNER

BY: Mason H. Littreal
MASON H. LITTREAL, OWNER

BY: Leonard W. Weaver
LEONARD W. WEAVER, SOLE
SURVIVING SPOUSE, OWNER

STATE OF VIRGINIA
COUNTY OF ROANOKE

BY: Edna E. Littreal
EDNA E. LITTREAL, OWNER

I, ARLENE M. THOMAS A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JOSEPH R. BLACKSTOCK, OWNER AND MASON H. LITTREAL, OWNER, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 15 JUNE, 2000, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 17, 2000.

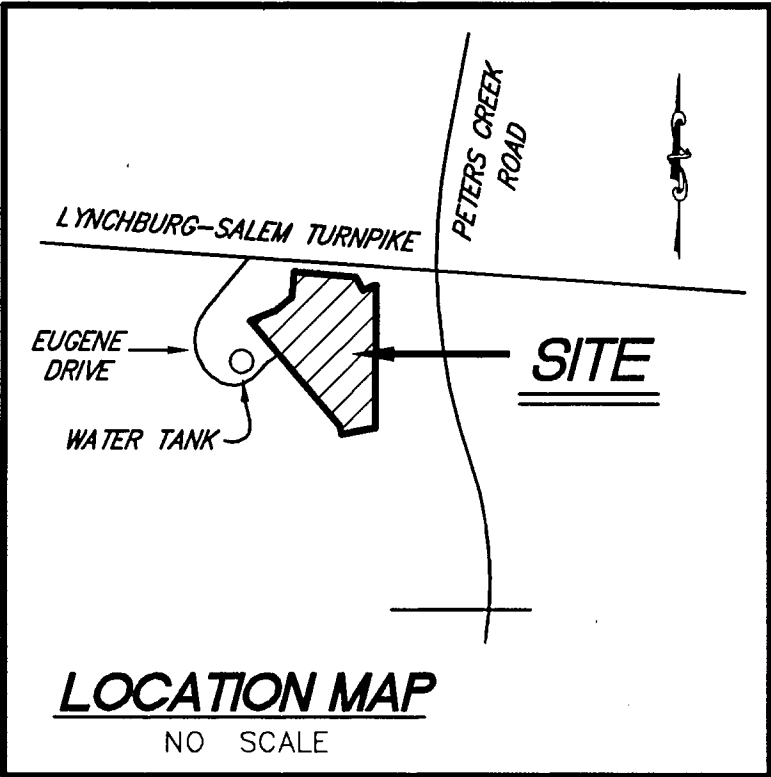
MY COMMISSION EXPIRES ON MARCH 31, 2004

Arlene M. Thomas
NOTARY PUBLIC

NOTES:

- 1.) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 3.) IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE DENOTED.
- 4.) APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- 5.) THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0041 D, MAP NUMBER 51161C0041 D, DATED OCTOBER 15, 1993. FLOOD ZONE "X".
- 6.) ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
- 7.) THIS PLAT IS A SUBDIVISION OF THE CITY OF ROANOKE TAX MAP NUMBER 6050509 & 6050507.
- 8.) LEGAL REFERENCE: INSTRUMENT #000007675 (TAX #6050509); DEED BOOK 816, PAGE 66 (TAX #6050507).
- 9.) AREA, 0.002 ACRE, BOUNDED BY CORNERS 9 THRU 12 TO 9, BEING A PORTION OF THE PROPERTY CONVEY TO MASON H. LITTREAL ET ALS, IN D.B. 816, PG. 66 (ROA. Co.), HEREBY DEDICATED BY H. LITTREAL, ET ALS FOR STREET EXTENSION. AREA, 0.662 ACRE BEING A PORTION OF THE PROPERTY CONVEYED TO JOSEPH R. BLACKSTOCK IN INSTR. #000007675, HEREBY DEDICATED BY JOSEPH R. BLACKSTOCK FOR STREET EXTENSION.
- 10.) SEE CURRENT ZONING ORDINANCES FOR SETBACKS AND SIDEYARD RESTRICTIONS.
- 11.) 9.780 ACRES PROPERTY OF JOSEPH R. BLACKSTOCK BEING THE SAME PROPERTY CONVEYED TO JOSEPH R. BLACKSTOCK IN INSTR. #000007675 (10.19 AC. FROM RECORD M.B. 1, PG. 1991).

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	3632208.11389	11043072.93677
2	3632145.96074	11043425.67482
3	3632062.65256	11043460.46313
4	3632088.16423	11043530.34179
5	3632085.87577	11043536.24364
6	3631265.97414	11043456.09237
7	3631250.10046	11043257.47917
8	3631294.70806	11043250.85325
9	3631767.37107	11042920.51995
10	3631766.22746	11042918.87231
11	3631807.39312	11042890.49295
12	3631808.35428	11042891.87773
13	3631949.45577	11042793.26515
14	3631995.70975	11042941.09809
15	3632064.60978	11043043.41138
1	3632208.11389	11043072.93677
TOTAL AREA = 9.782 ACRES		



APPROVED:

John Thomas Rosselli
AGENT, ROANOKE CITY PLANNING COMMISSION
Thrupp Schirmer
CITY ENGINEER, ROANOKE, VIRGINIA

8/21/00
DATE
8/22/00
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON AUG 24, 2000, AT 9:00 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Hetty Taylor
DEPUTY CLERK

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, ARLENE M. THOMAS A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT EDNA E. LITTREAL, OWNER AND LEONARD W. WEAVER, SOLE SURVIVING SPOUSE, OWNER, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 15 JUNE, 2000, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 22, 2000.

MY COMMISSION EXPIRES ON MARCH 31, 2004

Arlene M. Thomas
NOTARY PUBLIC

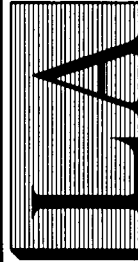


PLAT SHOWING SUBDIVISION
OF
(9.780 AC.)
PROPERTY OF
JOSEPH R. BLACKSTOCK
INSTR. #000007675
AND
(0.002 AC.)
PROPERTY OF
MASON H. LITTREAL, ET ALS
D.B. 816, PG. 66 (ROA. Co.)
CREATING HEREON
"RIDGEWOOD MANOR"
5.981 AC.
AND
CREATING NEW PARCEL "A" (3.137 AC.)
AND DEDICATING 0.664 AC. FOR STREET EXTENSION
(SEE NOTE #9 SHEET 1 OF 2)
SITUATED AT THE TERMINUS OF EUGENE DRIVE
CITY OF ROANOKE, VIRGINIA

PHONE (540) 774-4411
FAX (540) 772-9445
E-MAIL LUMSDENPC@AOL.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: 15 JUNE 2000
COMM. NO.: 2000-039
CADD FILE: F:\00\00039\00039RPO1.DWG
SHEET 1 OF 2