

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

That BLACKSTOCK, INC., is the fee simple Owner and Proprietor of the land shown hereon to be subdivided, bounded by outside corners 1 through 8 to 1, inclusive, which comprises a portion of the property conveyed to said BLACKSTOCK, INC. by deed dated September 26, 2000 and recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, in Instrument #000012643. Which property is subject to a certain deed of trust to John F. Shoulders, Jr. and Michael E. Horan substitute trustees, securing BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, dated April 2, 2002 and recorded in the aforesaid Clerk's Office in Instrument #020006508.

The said Owner certifies that it has subdivided this land, as shown hereon, entirely with its 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 Owner does, by virtue of the recordation of this Plat, dedicate in fee simple to the City of Roanoke all of the land embraced within the streets of this subdivision and dedicate for Public Use all easements in accordance with Subdivision Ordinance of the City of Roanoke and the Virginia Land Subdivision Act within the boundary of this subdivision.

In witness whereof are hereby placed the following signatures and seal on this 90<sup>TH</sup> day of JULY, 2002.

**BLACKSTOCK, INC.**

James C. Blackstock, its Vice-President

**TRUSTEES.**

John F. Shoulders, Jr.  
John F. Shoulders, Jr.

Michael E. Horan  
Michael E. Horan

**BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, BENEFICIARY.**

K. S. Jeff, its Banking Officer

**STATE OF VIRGINIA**

COUNTY of ROANOKE

I, ARLENE M. SKELLINGTON, a Notary Public in and for the aforesaid COUNTY and State do hereby certify that for BLACKSTOCK, INC., JASON C. BLACKSTOCK, its VICE-PRESIDENT, whose name is signed to the foregoing writing dated JULY 3, 2002, has personally appeared before me in my aforesaid COUNTY and State and acknowledged the same on JULY 9, 2002.

My commission expires MARCH 31, 2004

Arlene M. Skellington (Commissioned as  
Notary Public Arlene M. Thomas)

**STATE OF VIRGINIA**

COUNTY of ROANOKE

I, ARLENE M. SKELLINGTON, a Notary Public in and for the aforesaid COUNTY and State do hereby certify that for BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, KENDALL KEFFER, its BANKING OFFICER, whose name is signed to the foregoing writing dated JULY 3, 2002, has personally appeared before me in my aforesaid COUNTY and State and acknowledged the same on JULY 10, 2002.

My commission expires MARCH 31, 2004

Arlene M. Skellington (Commissioned as  
Notary Public Arlene M. Thomas)

**Notes:**

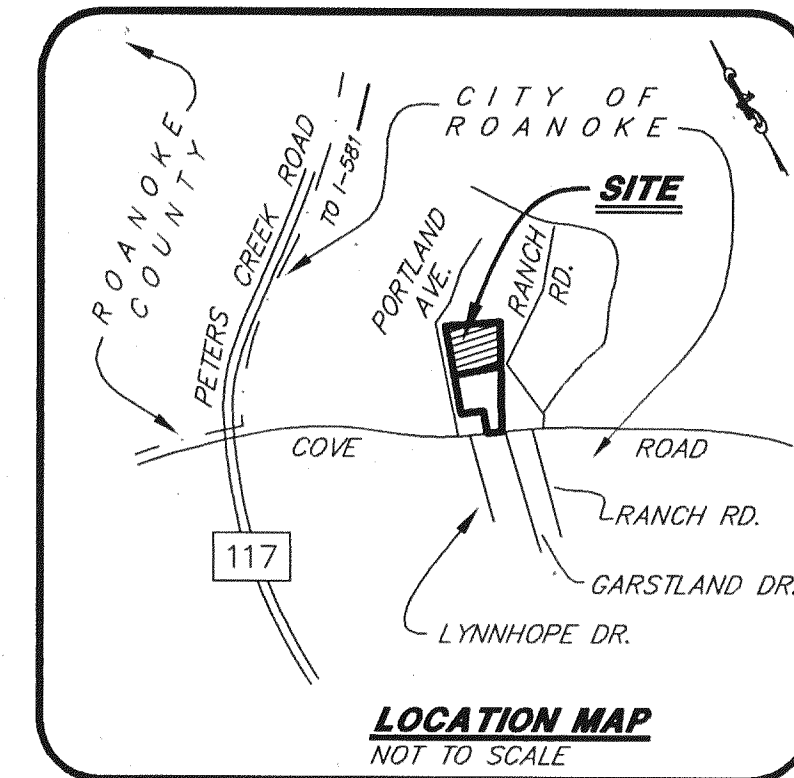
1. This Plat is based on current field survey.
2. Iron pins set at all corners unless otherwise noted.
3. This Plat was prepared without the benefit of a current title report and easements may exist that are not shown hereon.
4. Legal Reference - Instrument # 000012643.
5. This Property does not lie within the limits of a 100 year flood boundary as designated by FEMA. This opinion is based on an inspection of flood insurance rate maps and has not been verified by actual field elevations. See Community Panel # 510130 0024 D, Map # 51161C0024 D. (Zone X)
6. This plat re-subdivides Tract A-1 (M.B. 1, PG. 2323-2325) Roanoke City Tax Parcel #6410201.

**BOUNDARY COORDINATES**

Origin of Coordinates Assumed

Corner	Northing	Easting
1	4788.72912	2926.37743
2	4802.14258	2934.64294
3	4828.37293	2892.07572
4	4905.84513	2939.81487
5	5095.15949	2632.59627
6	5362.34365	2741.17906
7	5101.92308	3230.95892
8	4738.89081	3007.25589
1	4788.72912	2926.37743

Total Area = 4.020 Acres

**APPROVED:**

John Thomas Casselli 7/10/2002  
Agent, Roanoke City Planning Commission Date

Thomp C. Schirra 7.11.02  
City Engineer, Roanoke, Virginia 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 JULY 12, 2002, at 2:04 o'clock P.m.

Testee: Arthur B. Crush, III

Laurna Bonum  
Deputy Clerk

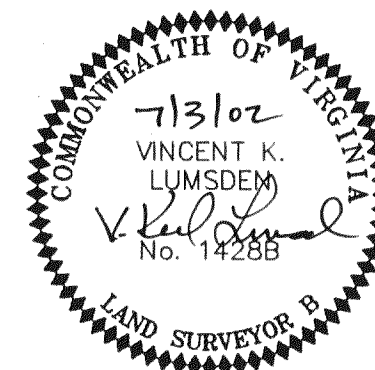
**STATE OF VIRGINIA**

COUNTY of ROANOKE

I, ARLENE M. SKELLINGTON, a Notary Public in and for the aforesaid COUNTY and State do hereby certify that John F. Shoulders, Jr. & Michael E. Horan, Trustees whose names are signed to the foregoing writing dated JULY 3, 2002, has personally appeared before me in my aforesaid COUNTY and State and acknowledged the same on JULY 10, 2002.

My commission expires MARCH 31, 2004

Arlene M. Skellington (Commissioned as  
Notary Public Arlene M. Thomas)



PLAT SHOWING  
RESUBDIVISION OF  
TRACT A-1 (4.020 ACRES)  
CREATING HEREON

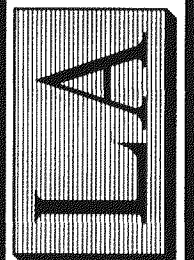
**OAKLEAF MANOR,  
SECTION NO. 2**

PROPERTY OF  
BLACKSTOCK, INC.  
ROANOKE, VIRGINIA

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

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

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



DATE: JULY 3, 2002  
SCALE: 1" = 1'  
COMM. NO.: 00-106-2  
CADD FILE: F:\2001\00106\SUR\00106RP04.DWG  
SHEET 1 OF 2