

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 THRU 10 INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 6, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT NUMBER 050016418.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH IT'S 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 ROANOKE, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION (2.609 ACRES) AND GRANTS TO THE CITY OF ROANOKE ALL OF THE PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN FOR PUBLIC USE. ALL SANITARY SEWER EASEMENTS AND WATER LINE EASEMENTS ARE HEREBY GRANTED TO THE WESTERN VIRGINIA WATER AUTHORITY.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 21st DAY OF February, 2006.

BLACKSTOCK, INC. - OWNER

Jason C. Blackstock V.P.
JASON BLACKSTOCK, ITS VICE PRESIDENT

STATE OF VIRGINIA

County of Roanoke

I, Linda T. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JASON BLACKSTOCK, VICE PRESIDENT OF BLACKSTOCK, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED February 21, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID Jurisdiction AND STATE AND ACKNOWLEDGED THE SAME ON February 21, 2006.

MY COMMISSION EXPIRES March 31, 2007

Linda T. Smiley
NOTARY PUBLIC

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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.
- THIS PROPERTY IS NOT LOCATED 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 MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL # 510130 0023 F, MAP # 51161C0023F DATED FEBRUARY 4, 2005, ZONE "X".
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED RS-3 PER THE CITY OF ROANOKE, PLANNING, BUILDING AND DEVELOPMENT DEPARTMENT.

BOUNDARY COORDINATES

CORNER	NORTHING	EASTING
1	4596.51904	2051.87931
2	4760.02921	1846.91168
3	4947.66917	1637.64134
4	4932.42307	1624.69768
5	5099.31258	1467.68894
6	6011.10317	2072.27328
7	6314.36095	2476.53502
8	6012.78604	2625.76763
9	5932.77946	2464.48108
10	5814.84498	2522.97529
1	4596.51904	2051.87931

AREA = 871,494 S.F. 20.007 AC.

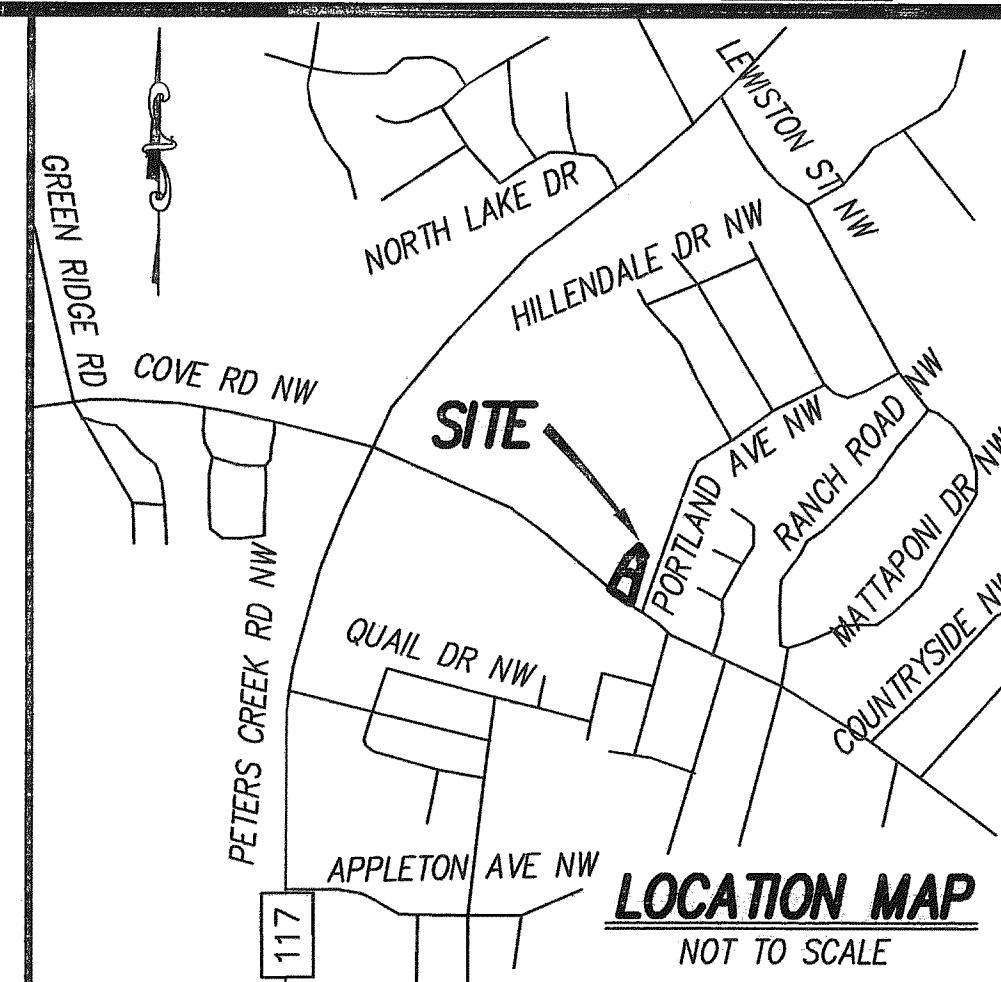
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3000.00'	175.20'	87.62'	175.17'	N 49°44'47" W	321°07"
C2	3000.00'	53.61'	26.80'	53.61'	S 50°54'27" E	1°01'26"
C3	3000.00'	121.59'	60.81'	121.59'	N 49°14'04" W	279°20"
C4	25.50'	36.67'	22.32'	33.59'	S 04°39'42" E	82°24'05"
C5	332.50'	17.36'	8.68'	17.36'	N 35°02'36" E	2°59'31"
C6	634.50'	109.14'	54.71'	109.01'	N 28°37'10" E	9°51'20"
C7	634.50'	22.10'	11.05'	22.10'	N 32°32'58" E	1°59'45"
C8	634.50'	87.04'	43.59'	86.97'	N 27°37'18" E	7°51'34"
C9	25.00'	38.16'	23.91'	34.56'	S 67°24'58" W	87°26'54"
C10	25.00'	39.27'	25.00'	35.36'	N 23°51'35" W	90°00'00"
C11	225.00'	48.32'	24.25'	48.22'	N 27°17'31" E	12°18'12"
C12	25.00'	26.09'	14.37'	24.92'	N 63°20'24" E	59°48'00"
C13	55.00'	270.61'	44.62'	69.30'	S 47°42'52" E	281°54'07"
C14	55.00'	77.76'	46.98'	71.45'	S 52°43'57" W	81°00'30"
C15	55.00'	88.09'	54.70'	77.57'	S 32°36'46" E	89°40'55"
C16	55.00'	37.12'	19.30'	36.42'	N 83°12'42" E	38°40'07"
C17	55.00'	35.36'	18.32'	34.76'	N 45°27'32" E	36°50'14"
C18	55.00'	34.28'	17.71'	33.72'	N 09°11'15" E	35°42'21"
C19	25.00'	19.67'	10.37'	19.16'	S 13°52'09" W	45°04'10"
C20	275.00'	73.26'	36.85'	73.04'	N 28°46'20" E	15°15'49"
C21	275.00'	54.63'	27.41'	54.54'	N 30°42'47" E	11°22'55"
C22	275.00'	18.63'	9.32'	18.63'	N 23°04'52" E	3°52'54"
C23	25.00'	39.27'	25.00'	35.36'	N 66°08'25" E	90°00'00"
C24	475.00'	79.26'	39.72'	79.17'	S 64°04'46" E	9°33'38"
C25	475.00'	5.03'	2.51'	5.03'	S 68°33'24" E	0°36'22"
C26	475.00'	74.24'	37.19'	74.16'	S 63°46'35" E	8°57'16"
C27	25.00'	40.51'	26.27'	36.22'	S 12°52'33" E	92°50'47"
C28	777.50'	183.92'	92.39'	183.49'	S 26°46'14" W	13°33'13"
C29	777.50'	40.40'	20.21'	40.40'	S 32°03'31" W	2°58'39"
C30	777.50'	50.08'	25.05'	50.07'	S 28°43'29" W	3°41'25"
C31	777.50'	50.08'	25.05'	50.07'	S 25°02'04" W	3°41'25"
C32	777.50'	43.36'	21.69'	43.36'	S 21°35'30" W	3°11'44"
C33	572.50'	27.46'	13.73'	27.46'	N 21°22'04" E	2°44'53"
C34	290.50'	54.78'	27.47'	54.70'	N 28°08'41" E	10°48'20"
C35	290.50'	10.69'	5.35'	10.69'	N 23°47'47" E	2°06'33"
C36	290.50'	44.09'	22.09'	44.05'	N 29°11'57" E	8°41'47"
C37	25.50'	45.81'	32.02'	39.89'	N 85°00'36" E	102°55'32"
C38	722.50'	141.80'	71.13'	141.58'	S 25°37'00" W	11°14'45"
C39	722.50'	41.51'	20.76'	41.51'	S 21°38'23" W	3°17'32"
C40	722.50'	100.29'	50.23'	100.21'	N 27°15'45" E	7°57'13"
C41	25.00'	39.03'	24.77'	35.19'	S 75°58'13" W	89°27'41"
C42	525.00'	87.60'	43.90'	87.50'	S 64°04'46" E	9°33'38"
C43	525.00'	18.31'	9.16'	18.31'	S 60°17'54" E	1°58'54"
C44	525.00'	50.00'	25.02'	49.98'	S 64°01'33" E	5°27'24"
C45	525.00'	19.29'	9.65'	19.29'	S 67°48'25" E	2°06'20"
C46	25.00'	39.27'	25.00'	35.36'	N 23°51'35" W	90°00'00"
C47	25.00'	39.27'	25.00'	35.36'	N 66°08'25" E	90°00'00"
C48	25.00'	38.77'	24.50'	35.00'	S 24°25'59" E	88°51'13"

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION

2-22-06
DATE

Philip C. Schirmer
CITY ENGINEER, ROANOKE, VIRGINIA

2-22-06
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON February 22, 2006, AT 3:10 O'CLOCK P.M.

TESTEE: BRENDA HAMILTON

Anna B. Bono
DEPUTY CLERK

PLAT OF SURVEY
FOR
BLACKSTOCK, INC.

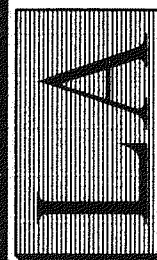
COMBINING AND RESUBDIVIDING
PORTION OF TRACT A, PORTION OF TRACT B, AND PORTION OF TRACT A-1
(20.007 AC.), INSTRUMENT # 050016418

CREATING HEREON

SECTION No. 1,
"WILLOW WALK"
LOTS 1 THRU 44, TRACT B-1 AND
A PRIVATE STORMWATER
MANAGEMENT AREA
SITUATED ON COVE ROAD, N.E.
CITY OF ROANOKE, VIRGINIA



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



DATE: February 21, 2006
COMM. NO.: 04-367
SCALE: NONE
SHEET 1 OF 3

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