

KNOW ALL MEN BY THESE PRESENTS TO WIT.

THAT JOSEPH W. FOLEY ET UX, G. W. PETERS ET UX AND O. S. FERGUSON ET UX ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 15 INCLUSIVE, SUBDIVIDED INTO LOTS AS SHOWN HEREON AND KNOWN AS SECTION 2, BELLVIEW GARDENS, AND BEING PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM JOHN RUSSELL ROWLAND, JR. ET UX RECORDED IN D.B. 918, PG. 154, AND FROM GEORGE P. ROWLAND ET UX RECORDED IN D.B. 926, PG. 559.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 151-477.478 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNERS HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE, VA. SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS OR OTHER PUBLIC USE. THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, DEVISES, SUCCESSORS, AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SAID STREETS AS SHOWN HEREON AND BY REASON OF DOING THE NECESSARY GRADING, CUTTING, AND FILLING FOR THE PURPOSE OF PLACING SAID STREETS UPON THE PROPER GRADE AND MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS ON THIS 7TH DAY OF MAY, 1974.

J. W. Peters
OWNER

Minnie H. Peters
OWNER

J. W. Foley
OWNER

Nellie I. Foley
OWNER

O. S. Ferguson
OWNER

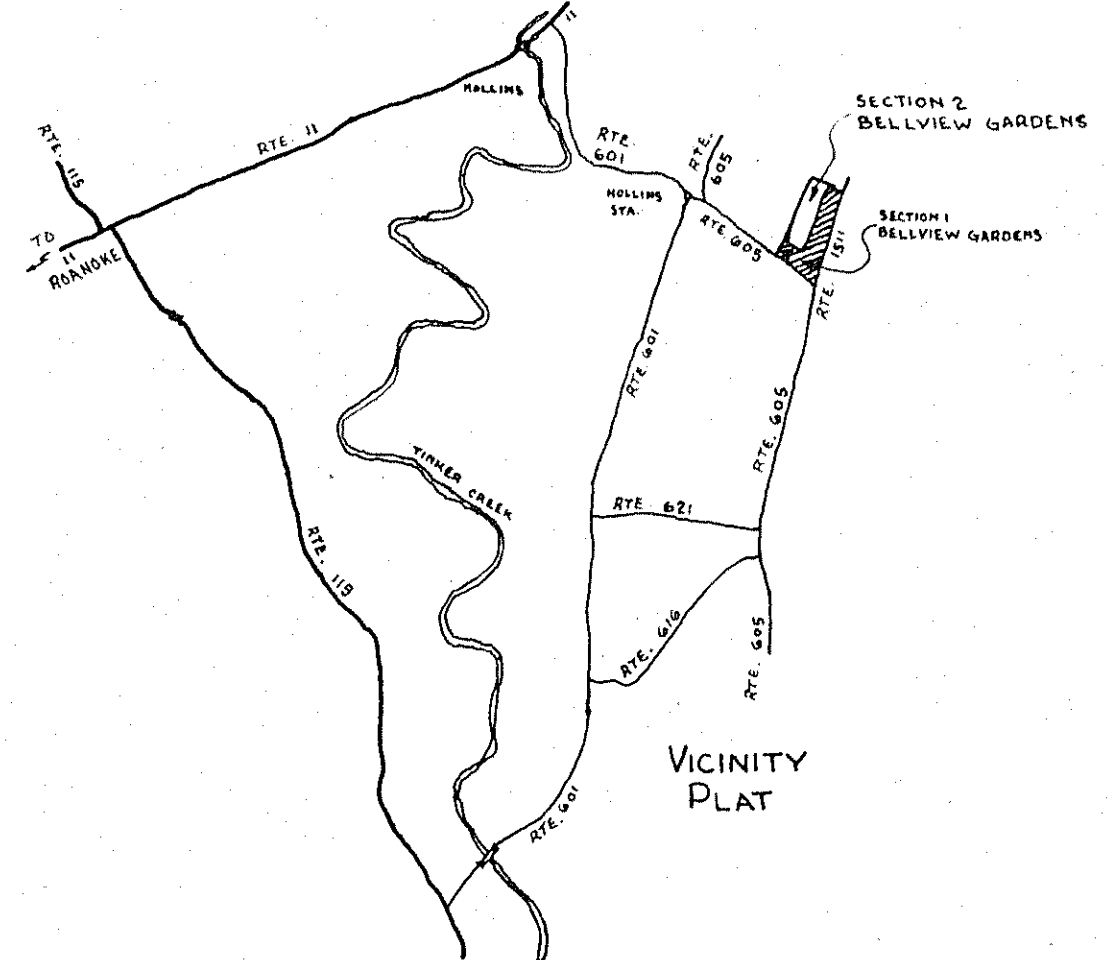
Frances J. Ferguson
OWNER

STATE OF VIRGINIA
COUNTY OF ROANOKE
I, JOHN T. PARKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, HEREBY CERTIFY THAT JOSEPH W. FOLEY, NELLIE I. FOLEY, G. W. PETERS, MINNIE H. PETERS, O. S. FERGUSON, AND FRANCIS S. FERGUSON, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED MAY 7, 1974 HAVE PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 7TH DAY OF MAY, 1974.
MY COMMISSION EXPIRES:
DECEMBER 31, 1974

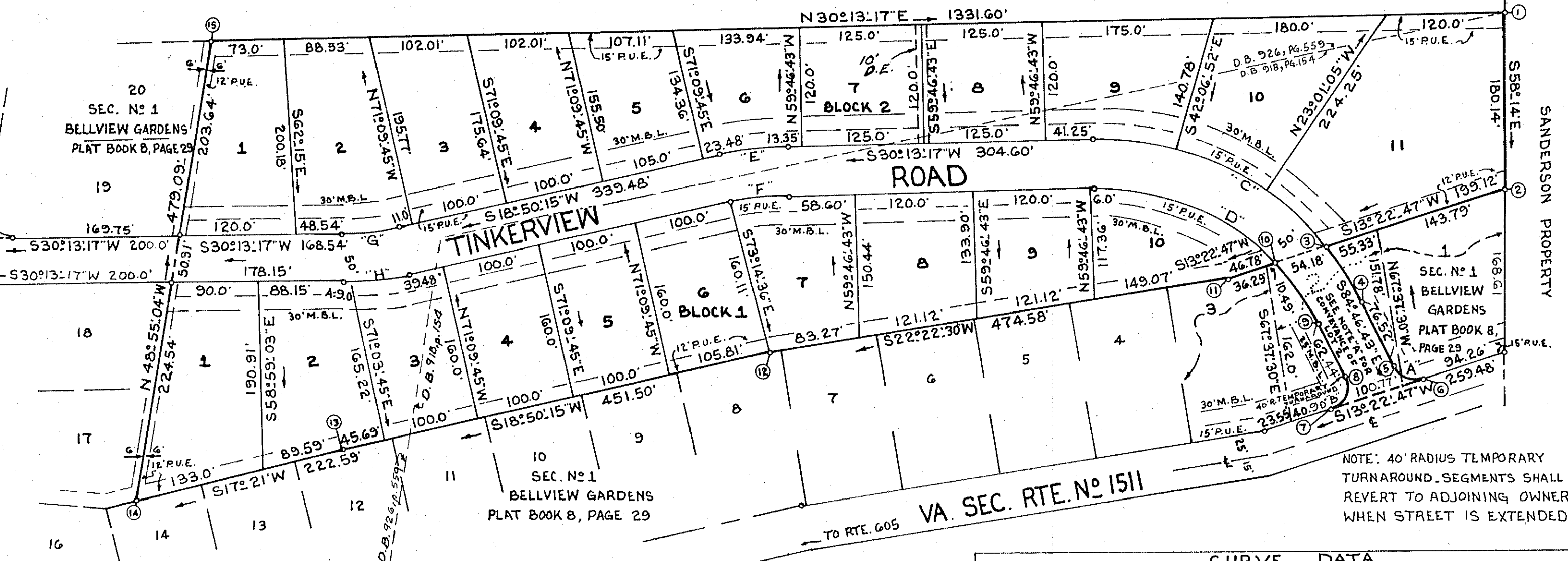
John T. Parker
NOTARY PUBLIC

NORTH
MERIDIAN OF SEC. NO. 1
BELLVIEW GARDENS
PLAT BOOK 8, PAGE 29

VA. SEC. RTE. NO. 605



F. B. MAYORSHI PROPERTY



BOUNDARY DATA						
CORNER	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
1.2	S 58°14'00"E	180.14'		94.84'	153.15'	
2.3	S 13°22'47"W	199.12'		193.72'		46.08'
CH. 3.4	N 89°01'07"E	64.83'	1.11		64.82'	
4.5	S 84°46'43"E	76.52'		6.96'	76.20'	
CH. 5.6	N 54°18'02"E	32.75'	19.11		26.60'	
6.7	S 13°22'47"W	100.77'		98.04'		23.32'
CH. 7.8	N 35°41'58"W	37.45'	30.41			21.85'
8.9	N 84°46'43"E	62.44'	5.68			62.18'
CH. 9.10	S 86°50'08"W	72.92'		4.03'		72.81'
10.11	S 13°22'47"W	46.78'		45.51'		10.83'
11.12	S 22°22'30"W	474.58'		438.85'		180.66'
12.13	S 18°50'15"W	451.50'		427.32'		145.78'
13.14	S 17°21'00"W	222.53'		212.46'		66.38'
14.15	N 48°55'04"W	479.05'	314.83'			361.12'
15.1	N 30°13'17"E	1331.60'	1150.62'		670.25'	
TOTALS			1521.76'	1521.73'	551.02'	551.01'

CURVE DATA									
CURVE	BLOCK	LOT-SEC.	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	DISTANCE	
A	1	1-SEC.1	53°24'18"	25.0'	23.30'	12.58'	S 40°04'56"W	22.47'	
A	1	2-SEC.1	28°26'12"	25.0'	12.41'	6.33'	S 81°00'11"W	12.28'	
A	1	TOTAL	81°50'30"	25.0'	35.71'	21.67'	S 54°18'02"W	32.75'	
B	1	2-SEC.1	98°09'30"	24.78'	42.46'	28.59'	N 35°41'58"W	37.45'	
C	1	2-SEC.1	12°24'21"	300.0'	64.96'	32.61'	S 89°01'07"W	64.83'	
C	2	11-SEC.2	15°50'01"	300.0'	82.91'	41.72'	S 74°53'55"W	82.64'	
C	2	10-SEC.2	19°05'47"	300.0'	99.99'	50.46'	S 57°26'01"W	99.53'	
C	2	9-SEC.2	17°39'51"	300.0'	92.49'	46.61'	S 39°03'13"W	92.12'	
C	2	TOTAL	65°00'00"	300.0'	340.34'	191.12'	S 62°43'17"W	322.38'	
D	1	2-SEC.1	16°46'19"	250.0'	73.18'	36.85'	N 86°50'08"E	72.92'	
D	1	10-SEC.2	48°13'41"	250.0'	210.43'	111.90'	N 54°20'07"E	204.28'	
D	1	TOTAL	65°00'00"	250.0'	283.61'	159.27'	N 62°43'17"E	268.65'	
E	2	6-SEC.2	11°23'02"	360.0'	71.53'	35.88'	S 24°31'46"W	71.41'	
F	1	7-SEC.2	11°23'02"	310.0'	61.59'	30.90'	N 24°31'46"E	61.49'	
G	2	2-SEC.2	11°23'02"	300.0'	59.61'	29.90'	S 24°31'46"W	59.51'	
H	1	3-SEC.2	9°54'38"	350.0'	60.54'	30.35'	N 23°47'34"E	60.47'	
H	1	2-SEC.2	1°28'24"	350.0'	9.00'	4.50'	N 29°29'05"E	9.00'	
H	1	TOTAL	11°23'02"	350.0'	69.54'	34.89'	N 24°31'46"E	69.43'	

LEGEND
M.B.L. DENOTES MINIMUM BUILDING LINE
P.U.E. DENOTES PUBLIC UTILITY EASEMENT

NOTE: "A"
PORTIONS OF LOT 2, SECTION NO. 1, BELLVIEW GARDENS TO BE CONVEYED TO LOTS 1 AND 3, SECTION NO. 1, BELLVIEW GARDENS.

NOTE:
IRON PINS PLACED AT ALL CORNERS AND P.C.'s.
BOUNDARY CONTAINS 10.486 ACRES
ALL LOTS CONTAIN 15,000 Sq. FT. OR OVER

I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

John T. Parker
STATE CERTIFIED ENGINEER & SURVEYOR

APPROVED: [Signature]
SECY. OF ROANOKE CO. PLANNING COMMISSION

12/10/74
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VA.
THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ANNEXED, ADMITTED TO RECORD AT 2:00 O'CLOCK P.M. ON THIS 20 DAY OF Feb., 1975.

TESTE: Clarence H. [Signature]
CLERK

MAP OF
SECTION 2
BELLVIEW GARDENS
PROPERTY OF
JOSEPH W. FOLEY, G. W. PETERS
& O. S. FERGUSON

VINTON MAGISTERIAL DISTRICT, ROANOKE CO., VA.
SCALE 1"=100'
APRIL 23, 1974

BY: T. P. PARKER & SON
ENGINEERS & SURVEYORS