

936640

Plat Book 15 Page 88

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HIGHLAND DEVELOPERS, LTD. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, OUTSIDE BOUNDARY CONTAINING 22.720 ACRES, KNOWN AS HIGHLAND MANOR - SECTION THREE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY ALEXANDER I. SAUNDER, SPECIAL COMMISSIONER, BY DEED DATED FEBRUARY 15, 1989, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, IN DEED BOOK 357 PAGE 773.

THE LAND SHOWN HEREON IS SUBJECT TO A DEED OF TRUST FROM HIGHLAND DEVELOPERS, LTD. TO WITHERS A. BURRESS AND DENNIS P. TRAUBERT, TRUSTEES, WHOM MAY ACT FOR SIGNET BANK/VIRGINIA BY DEED BOOK _____ PAGE _____

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE COUNTY OF BOTETOURT, VIRGINIA, SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE, UNLESS OTHERWISE NOTED.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER AND SAID TRUSTEES:

HIGHLAND DEVELOPERS, LTD.:

Richard G. Lang 11-23-93
RICHARD G. LANG, GENERAL PARTNER DATE

SIGNET BANK/VIRGINIA:

Witmer A. Burress 11-23-93
WITHERS A. BURRESS

SIGNET BANK/VIRGINIA:

Dennis P. Traubert 11-23-93
DENNIS P. TRAUBERT
STATE OF VIRGINIA:

City of Roanoke TO WIT:

I, Robert G. Cantley, NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Witmer A. Burress, President, Richard G. Lang, General Partner WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF November, 1993.

MY COMMISSION EXPIRES: April 30, 1995

Robert G. Cantley
NOTARY PUBLIC

City of Roanoke TO WIT:

I, Robert G. Cantley, NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Dennis P. Traubert, Mr. Vice President WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23rd DAY OF November, 1993.

MY COMMISSION EXPIRES: April 30, 1995

Robert G. Cantley
NOTARY PUBLIC

RESERVED FOR APPROVING AUTHORITY

C. L. Lang 12/1/93
SUBDIVISION AGENT DATE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	16°05'58"	275.00	77.27	38.89	S 51°31'01" E	77.02
C2	16°05'58"	325.00	91.32	45.96	S 51°31'01" E	91.02
C3	00°26'21"	325.00	2.49	1.25	S 43°41'13" E	2.49
C4	15°39'37"	325.00	88.83	44.69	S 51°44'12" E	88.55
C5	48°11'23"	25.00	21.03	11.18	S 83°39'41" E	20.41
C6	276°22'46"	50.00	241.19	-44.72	S 30°26'00" W	66.67
C7	12°34'56"	50.00	10.98	5.51	N 78°32'05" E	10.96
C8	79°22'08"	50.00	69.26	41.49	S 55°29'23" E	63.86
C9	60°55'52"	50.00	53.17	29.41	S 14°39'37" W	50.70
C10	99°12'32"	50.00	86.58	58.76	N 85°16'11" W	76.16
C11	24°17'18"	50.00	21.20	10.76	N 23°31'16" W	21.04
C12	48°11'23"	25.00	21.03	11.18	N 35°28'18" W	20.41
C13	09°27'11"	25.00	4.12	2.07	N 16°06'12" W	4.12
C14	38°44'12"	25.00	16.90	8.79	N 40°11'54" W	16.58

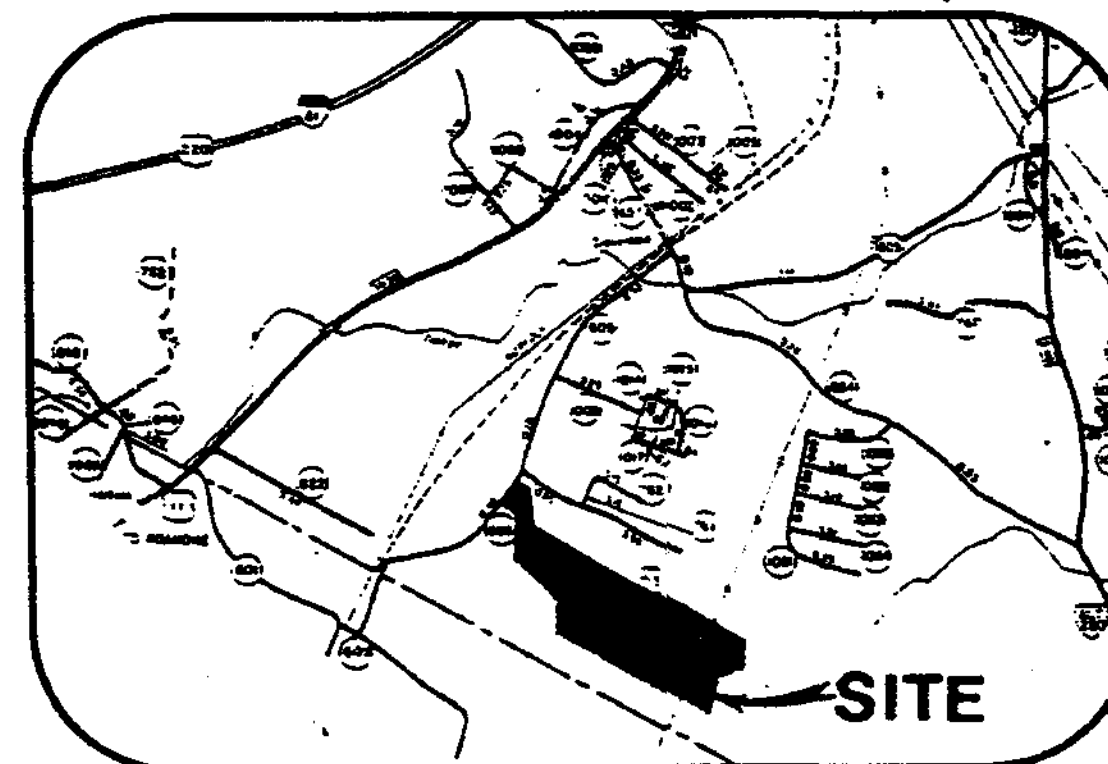
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°34'00" E	10.00
L2	N 30°26'00" E	94.50
L3	S 30°26'00" W	79.29
L4	S 59°34'00" E	40.71
L5	S 14°34'00" E	41.42
L6	S 30°26'00" W	20.71
L7	S 59°34'00" E	81.05
L8	S 30°26'00" W	50.00

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:47 O'CLOCK P.M. ON THIS 23rd DAY OF Dec. 1993.

TESTE: TOMMY MOORE
CLERK

BY: Linda Dewitt
DEPUTY CLERK



VICINITY MAP

NO SCALE

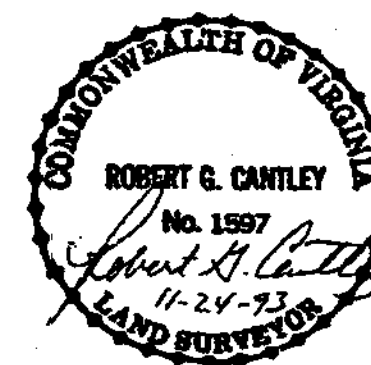
NOTES:

- 1) PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS (FLOOD ZONE C).
- 2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 3) IRON RODS SET AT ALL CORNERS, P.C.'s AND P.T.'s UNLESS OTHERWISE NOTED.
- 4) TOTAL BOUNDARY OF HIGHLAND MANOR SECTION III IS 22.720 ACRES: 1.521 ACRES DEDICATED FOR STREETS 1.879 ACRES FOR STORMWATER MANAGEMENT 19.320 ACRES IN LOTS

SURVEY FOR
HIGHLAND MANOR
SECTION THREE

PROPERTY OF
HIGHLAND DEVELOPERS, LTD

BLUE RIDGE MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA
SURVEYED JUNE 10, 1993
SCALE: 1" = 100'



I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

SHEET 1 OF 2

ACAD #930809C

4415 ELECTRIC ROAD, S.W.
ROANOKE, VIRGINIA 24014
772-0055

ROBERT G. CANTLEY, INC.