

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT BOONE, BOONE & LOEB, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS PLAT OF SECTION #1, "BRANDERWOOD", BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 5A THROUGH 40 TO 1 INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM LOBO INVESTORS, A VIRGINIA GENERAL PARTNERSHIP DATED NOVEMBER 22, 1985, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1229, PAGE 892, WHICH SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO CARROLL D. REA AND W. H. FRALIN, TRUSTEES EITHER OF WHOM MAY ACT, SECURING DOMINION BANK, BENEFICIARY, DATED JANUARY 30, 1985 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1217, PAGE 483.

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 AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 7<sup>th</sup> DAY OF DECEMBER, 1985.

BY: [Signature]  
JACK LOEB, JR., PRESIDENT

BY: W. H. Fralin, Trustee  
W. H. FRALIN, TRUSTEE

APPROVED:

[Signature]  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

4 December 1985  
DATE

BOUNDARY COORDINATES		
CORNER	NORTH	EAST
1	5041.862	3905.811
2	5025.139	4105.250
3	4860.366	4089.818
4	4877.842	4150.363
5	4797.791	4102.694
5A	4768.748	4085.837
6	4755.506	4137.204
7	4748.135	4168.426
8	4689.473	4156.938
9	4681.055	4234.951
10	4447.311	4234.223
11	4427.751	4219.837
12	4370.270	4233.141
13	4245.496	4230.668
14	4120.321	4285.203
15	4103.140	4297.279
16	3855.767	4135.243
17	3814.930	4106.393
18	3950.566	3995.964
19	3959.676	3991.995
20	3925.178	3973.987
21	3920.484	3950.558
22	3907.028	3904.611
23	4012.514	3859.640
24	3903.801	3610.106
25	3954.025	3568.225
26	3976.415	3626.314
27	4106.254	3523.651
28	4182.562	3485.004
29	4131.421	3347.755
30	4758.208	3342.832
31	4682.245	3446.595
32	4751.842	3521.371
33	4775.976	3613.254
34	4769.970	3710.068
35	4729.919	3760.474
36	4735.173	3815.077
37	4844.871	3849.595
38	4860.493	3899.193
39	5012.523	3852.709
40	5037.673	3824.870
TOTAL BOUNDARY = 17.54 AC.		

DOMINION BANK

BY: [Signature]

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 12-4, 1985, AT 10 O'CLOCK A. M.

TESTEE: ELIZABETH W. STOKES, CLERK

DEPUTY CLERK [Signature]

STATE OF VIRGINIA  
County of Roanoke TO WIT:

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JACK LOEB, JR. AND W. H. FRALIN, PRESIDENT OF BOONE, BOONE & LOEB, INC. AND TRUSTEE RESPECTIVELY HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 2, 1985.

MY COMMISSION EXPIRES 7/1/88

[Signature]  
NOTARY PUBLIC

STATE OF VIRGINIA  
City of Roanoke TO WIT:

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT [Signature] OF DOMINION BANK HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON December 2, 1985.

MY COMMISSION EXPIRES May 27, 1986

[Signature]  
NOTARY PUBLIC



PLAT SHOWING  
SECTION No. 1  
BRANDERWOOD

SITUATED AT THE INTERSECTION OF  
BUCK MOUNTAIN ROAD AND STARKEY ROAD  
ROANOKE COUNTY, VIRGINIA

OWNER :  
BOONE, BOONE & LOEB, INC.  
A VIRGINIA GENERAL PARTNERSHIP  
SCALE : 1" = 80' DATE : 25 NOV. 1985

BUTFORD T. LUMSDEN & ASSOCIATES, P.C.  
ENGINEERS - SURVEYORS  
ROANOKE, VIRGINIA