

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE LAND DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE, KNOWN AS SECTION 4, NICHOLS ESTATES, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY GEORGE CILMORE MARTIN BY DEED DATED MARCH 25, 1988, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 1281, PAGE 1050.

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 15.1-405 THRU 15.1-405 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE COUNTY OF ROANOKE, 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 FOR PUBLIC USE.

THE SAID OWNER DOES 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 ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND 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 TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREON.

WITNESS THE SIGNATURE AND SEAL OF GEORGE CILMORE MARTIN ON THIS 19th DAY OF JULY, 1988.

ROANOKE LAND DEVELOPMENT CORPORATION  
George Cilmore Martin  
GEORGE CILMORE MARTIN, PRESIDENT

STATE OF VIRGINIA  
COUNTY OF FLOYD TO WIT:

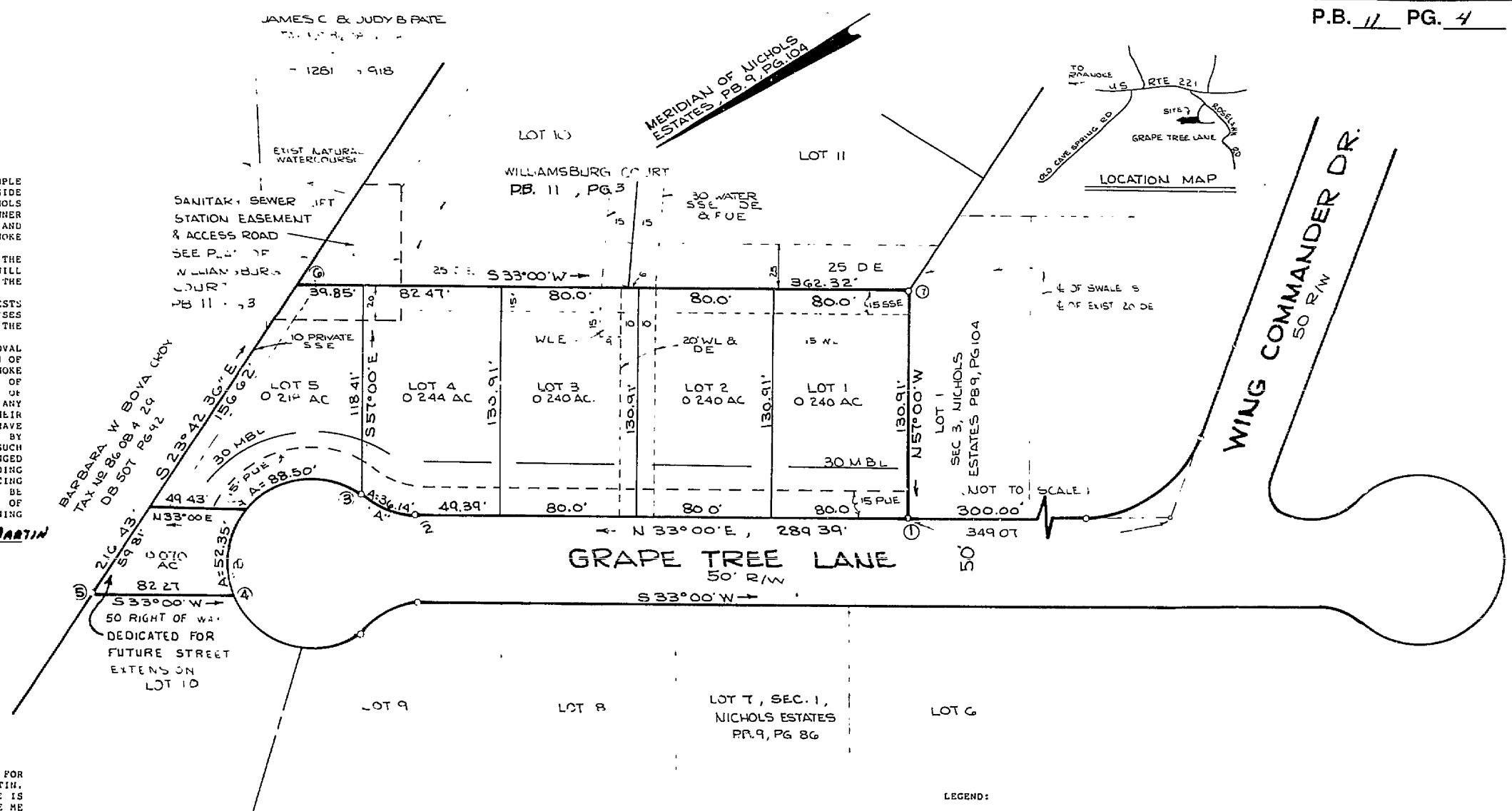
I, PAMELA H. HARRIS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT GEORGE CILMORE MARTIN, PRESIDENT OF ROANOKE LAND DEVELOPMENT CORPORATION, WHOM HERE IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 19th DAY OF JULY, 1988.

MY COMMISSION EXPIRES: FEBRUARY 2, 1990 Pamela H. Harris  
NOTARY PUBLIC

APPROVED: Agent Commission DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ATTACHED ADMITTED TO RECORD AT 11:33 O'CLOCK A.M. ON THIS 19th DAY OF August, 1988.

TESTE: ELIZABETH M. STOKES  
CLERK  
Frank B. Caldwell, III  
DEPUTY CLERK



BOUNDARY DATA		
CORNERS	BEARING	DISTANCE
1-2	N. 33° 00' 00" E.	289.39
2-3	N. 53° 42' 17" E.	35.36
3-4	N. 6° 17' 42" W.	98.69
4-5	N. 33° 00' 00" E.	82.27
5-6	S. 23° 42' 36" E.	216.43
6-7	S. 33° 00' 00" W.	362.32
7-1	N. 57° 00' 00" W.	130.91

BOUNDARY CONTAINS 1.252 ACRES

CURVE DATA									
CURVE	LOT	DELTA	TAN.	RAD.	ARC	BEARING	CHORD	DIST.	
A	4	41° 24' 35"	18.90	50.00	36.14	N. 53° 42' 17" E.	35.36		
B	5	101° 24' 54"	61.11	50.00	88.50	N. 23° 42' 15" E.	77.39		
B	RD	59° 50' 54"	28.87	50.00	52.25	N. 57° 00' 00" W.	50.00		
B	TOT	161° 24' 35"	305.49	50.00	140.85	N. 06° 17' 42" W.	58.69		

- LEGEND:
- N.B.L. - - - MINIMUM BUILDING LINE
  - D.E. - - - DRAINAGE EASEMENT
  - P.U.E. - - - PUBLIC UTILITY EASEMENT
  - W.L.E. - - - WATER LINE EASEMENT
  - S.S.E. - - - SANITARY SEWER EASEMENT
1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. ALL LOTS WILL REQUIRE A PRESSURE REDUCING VALVE TO BE INSTALLED BY THE DEVELOPER.
3. THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

MAP OF  
**NICHOLS ESTATES, SECTION 4**

PROPERTY OF  
ROANOKE LAND DEVELOPMENT CORP.  
WINDSOR HILLS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA  
BY: **T. P. PARKER & SON**  
ENGRS. & SURVEYORS LTD.

JUNE 23, 1988 SCALE: 1" = 50'  
W.O. 88-0548

