

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE COUNTY LAND VENTURE, INC. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, KNOWN AS SECTION 3, HUNTRIDGE, SHOWN IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 19 INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY ROANOKE COUNTY LAND VENTURE, A VENTURE PARTNERSHIP BY DEED DATED FEB. 21, 1989, AND RECORDED IN COUNTY DEED BOOK 1300, PAGE 423.

ALL OF WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST DATED NOVEMBER 20, 1981 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 1179, PAGE 114, FROM ROANOKE COUNTY LAND VENTURE, A VENTURE PARTNERSHIP TO WILLIAM R. RAKES AND CLAUDE D. CARTER, TRUSTEES, EITHER OR BOTH OF WHICH MAY ACT, IN TRUST TO COLONIAL-AMERICAN NATIONAL BANK, BENEFICIARY, SECURING THE PAYMENT OF A CERTAIN DEBT DESCRIBED THEREIN.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VEST IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISE PLATED AS ARE ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE UNDERSIGNED OWNER DOES BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEX PLAT, FOR DRAINAGE PURPOSES AND THE OWNER DOES FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG S.H. STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OF 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 THE PROPER GRADE AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OF THE VIRGINIA DEPARTMENT OF HIGHWAYS, AND THE SAME SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES WHEREOF.

WITNESS THE SIGNATURES AND SEALS OF THE AFORESAID OWNERS ON THIS 10th DAY OF March, 1989.

ROANOKE COUNTY LAND VENTURE, INC.

Charles R. Simpson, President

Charles R. Simpson, President

TRUSTEE

William R. Rakes and Claude D. Carter

BENEFICIARY: COLONIAL-AMERICAN NATIONAL BANK

Emily W. Rife, Vice President

Emily W. Rife, Vice President

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, June B. Morris, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CHARLES R. SIMPSON, PRESIDENT OF ROANOKE COUNTY LAND VENTURE, INC. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED March 2, 1989, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGE THE SAME ON THIS 10th DAY OF March, 1989.

MY COMMISSION EXPIRES:

8-2-92

June B. Morris

NOTARY PUBLIC

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, June B. Morris, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CHARLES R. SIMPSON, PRESIDENT OF ROANOKE COUNTY LAND VENTURE, INC. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED March 2, 1989, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGE THE SAME ON THIS 10th DAY OF March, 1989.

MY COMMISSION EXPIRES:

8-2-92

June B. Morris

NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John T. Parker
John T. Parker
CERTIFICATE NO. 1076
CERTIFIED LAND SURVEYOR

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, June B. Morris, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EMILY W. RIFE, VICE PRESIDENT OF COLONIAL-AMERICAN NATIONAL BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED March 2, 1989, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGE THE SAME ON THIS 10th DAY OF March, 1989.

MY COMMISSION EXPIRES:

8-2-92

June B. Morris

NOTARY PUBLIC

APPROVED:

June B. Morris

AGENT ROANOKE COUNTY PLANNING COMMISSION

DATE: 3/14/89

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE PROPER CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 1:00 O'CLOCK P.M. ON THIS 14th DAY OF March, 1989.

TESTE:

John T. Parker

DEPUTY CLERK

CUR	LOT	BR	DELTA	RADIUS	TAN	ARC	CHORD	DIST
A	1	1	11° 41' 37"	440.98	45.16	90.00	N. 23° 09' 21" W.	89.84
A	2	1	11° 43' 00"	440.98	45.25	90.18	N. 34° 31' 38" W.	90.02
A	TOTAL	23° 24' 37"	440.98	91.36	180.18	N. 29° 00' 50" W.	178.93	
B	8	1	92° 18' 05"	25.00	26.02	40.27	N. 5° 25' 57" E.	36.06
C	8	1	11° 08' 15"	537.82	52.44	104.54	N. 46° 00' 51" E.	104.38
D	1	2	11° 08' 15"	487.82	47.56	94.83	S. 46° 00' 54" W.	94.68
E	1	2	87° 41' 55"	25.00	24.02	38.27	N. 84° 34' 02" W.	34.64
F	2	2	6° 25' 21"	296.58	16.64	33.25	N. 43° 55' 47" W.	33.23
F	3	2	17° 23' 13"	296.58	45.34	90.00	N. 55° 50' 04" W.	89.66
F	4	2	17° 23' 13"	296.58	45.34	90.00	N. 73° 13' 17" W.	89.66
F	5	2	17° 23' 13"	296.58	45.34	90.00	S. 89° 23' 30" W.	89.66
F	6	2	17° 23' 13"	296.58	45.34	90.00	S. 72° 00' 17" W.	89.66
F	7	2	15° 46' 47"	296.58	41.10	81.68	S. 55° 25' 18" W.	81.42
F	TOTAL	91° 45' 00"	296.58	305.78	474.93	N. 86° 35' 35" W.	425.78	
G	2	3	13° 38' 23"	246.58	25.49	58.76	S. 47° 32' 17" E.	58.56
G	18	3	36° 00' 58"	246.58	80.16	155.00	N. 72° 21' 57" E.	152.46
G	17	3	38° 32' 56"	246.58	86.23	165.90	N. 70° 21' 06" E.	162.79
G	16	3	13° 32' 43"	246.58	7.63	15.26	N. 49° 18' 16" E.	15.26
G	TOTAL	91° 45' 00"	246.58	254.23	394.86	S. 86° 35' 35" E.	354.00	
H	1	3	92° 18' 05"	25.00	26.02	40.27	S. 5° 25' 57" W.	36.06
J	1	3	9° 18' 28"	492.45	40.09	80.00	S. 56° 14' 14" W.	79.91
J	3	3	12° 34' 04"	492.45	54.23	108.02	S. 67° 10' 30" W.	107.80
J	TOTAL	21° 52' 32"	492.45	95.17	188.02	S. 62° 31' 16" W.	186.89	
K	4	3	6° 50' 34"	459.41	27.47	54.87	S. 70° 02' 15" W.	54.83
K	5	3	12° 28' 18"	459.41	50.20	100.00	S. 60° 22' 49" W.	99.80
K	6	3	6° 36' 45"	459.41	26.54	53.02	S. 50° 50' 18" W.	52.99
K	TOTAL	25° 55' 37"	459.41	105.75	207.89	S. 60° 29' 43" W.	206.12	
L	13	4	10° 29' 46"	409.41	37.61	75.00	N. 52° 46' 48" E.	74.90
L	14	4	15° 25' 51"	409.41	55.47	110.26	N. 65° 44' 36" E.	109.93
L	TOTAL	25° 55' 37"	409.41	94.24	185.26	N. 60° 42' 43" E.	183.69	
M	15	4	3° 41' 49"	542.45	17.51	35.00	N. 71° 36' 38" E.	34.99
M	16	4	10° 18' 05"	542.45	48.90	97.53	N. 64° 36' 40" E.	97.40
M	18	4	7° 52' 38"	542.45	37.35	74.58	N. 55° 31' 15" E.	74.52
M	TOTAL	21° 52' 32"	542.45	104.83	207.11	N. 62° 31' 16" E.	205.85	
N	18	4	87° 41' 55"	25.00	24.02	38.27	S. 84° 34' 03" E.	34.64
P	1	4	90° 00' 00"	25.00	25.00	39.27	S. 4° 16' 55" W.	35.36
Q	3	4	32° 38' 00"	232.11	69.95	132.20	S. 55° 35' 53" W.	130.42
Q	4	4	9° 52' 23"	232.11	20.05	40.00	S. 86° 51' 07" W.	39.95
Q	TOTAL	42° 30' 23"	232.11	90.26	172.20	S. 70° 32' 06" W.	168.28	
R	5	4	8° 54' 46"	246.33	19.20	38.32	S. 87° 19' 55" W.	38.28
R	6	4	23° 15' 35"	246.33	50.70	100.00	S. 71° 14' 43" W.	99.31
R	7	4	12° 05' 02"	246.33	26.07	51.95	S. 53° 34' 21" W.	51.86
R	TOTAL	44° 15' 23"	246.33	100.00	190.27	S. 69° 39' 35" W.	185.58	
S	8	4	8° 35' 12"	367.00	27.55	55.00	S. 43° 14' 18" W.	54.95
S	9	4	15° 36' 43"	367.00	50.31	100.00	S. 31° 08' 27" W.	99.69
S	REM	10° 02' 10"	367.00	32.22	64.29	N. 18° 18' 56" E.	64.20	
S	TOTAL	34° 14' 05"	367.00	113.03	219.28	S. 30° 24' 56" W.	216.04	
T	REM	30° 45' 27"	317.00	87.19	170.17	S. 32° 09' 12" W.	168.13	
U	6	5	6° 47' 49"	196.33	11.66	23.29	N. 88° 23' 25" E.	23.28
U	7	5	37° 27' 34"	196.33	66.57	128.36	N. 66° 15' 38" E.	126.08
U	TOTAL	44° 15' 23"	196.33	79.83	151.65	N. 69° 39' 31" E.	147.91	
V	3	5	19° 17' 08"	282.11	47.93	94.96	N. 58° 55' 29" E.	94.51
V	4	5	20° 18' 35"	282.11	50.53	100.00	N. 78° 43' 21" E.	99.48
V	5	5	2° 54' 40"	282.11	1.17	14.33	S. 89° 40' 08" E.	14.33
V	TOTAL	42° 30' 23"	282.11	109.72	209.29	N. 70° 32' 05" E.	204.52	
W	2	5	90° 00' 00"	25.00	25.00	39.27	S. 85° 43' 05" E.	35.36
X	1	5	21° 10' 21"	390.98	73.07	144.48	S. 30° 07' 55" E.	143.66

NOTE:
CURVE DATA IS THE SAME AS THE CURVE DATA ON SHEET 2.

MAP OF
SECTION 3
HUNTRIDGE
PROPERTY OF
ROANOKE COUNTY LAND VENTURE, INC.

VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

MARCH 2, 1989

SCALE 1"=100'

T.P.PARKER & SON
ENGINEERS & SURVEYORS, LTD.

SHEET 1 OF 2

RC-2140 P.B. 11 PG. 127