

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT JOHN A. HALL & COMPANY, INC., A VIRGINIA CORPORATION IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 16.226 ACRES, BOUNDED BY CORNERS 1 THRU 29 TO 1 INCLUSIVE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY SUNCREST DEVELOPMENT COMPANY, INC., A VIRGINIA CORPORATION, BY DEED DATED SEPTEMBER 22, 1977, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1078, PAGE 209 AND ALSO A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY JOSEPH LEWIS ANGELL BY DEED DATED MAY 16, 1984 AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN DEED BOOK 1216, PAGE 930.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND INTO TRACTS 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 AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE (SECTION 17-10 (1)) 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 THEIR 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, ITS 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 THEREOF.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

1. THE SUBJECT PROPERTY IS NOT SITUATE 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 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. THE LOTS CREATED BY THIS SUBDIVISION WILL BE SERVED BY A PRIVATE WATER SYSTEM OWNED BY SUNCREST HEIGHTS WATER CO. AND A PRIVATE SANITARY SEWER SYSTEM OWNED BY JOHN A. HALL CO., INC.

STATE OF VIRGINIA
VIRGINIA OF ROANOKE CO.
TO WIT:

I, LARRY W. HARTMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN A. HALL WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 25th DAY OF OCTOBER, 1990.

MY COMMISSION EXPIRES: 5/1/92

Larry W. Hartman
NOTARY PUBLIC

BOUNDARY COORDINATES		
COR	NORTHING	EASTING
1	2657.78	1527.34
2	2626.91	1304.36
3	2819.33	1294.67
4	2968.01	1241.34
5	3094.59	1180.83
6	3194.39	1149.27
7	3226.86	1289.36
8	3317.20	1422.62
9	3351.05	1567.73
10	3458.72	1682.85
11	3245.18	1816.02
12	3267.28	2372.95
13	3231.70	2388.25
14	3100.74	2381.82
15	2934.06	2334.32
16	2852.28	2372.92
17	3007.97	2462.27
18	2948.40	2470.28
19	2868.72	2465.26
20	2893.91	2496.44
21	2746.09	2199.10
22	2622.58	2190.35
23	2623.33	2068.33
24	2728.23	2067.46
25	2736.78	2086.64
26	2884.69	2091.88
27	2921.93	1954.78
28	2822.35	1829.55
29	2657.78	1702.34
1	2657.78	1527.34

APPROVED: Michael May 21 October 1991
AGENT - ROANOKE COUNTY PLANNING COMMISSION DATE

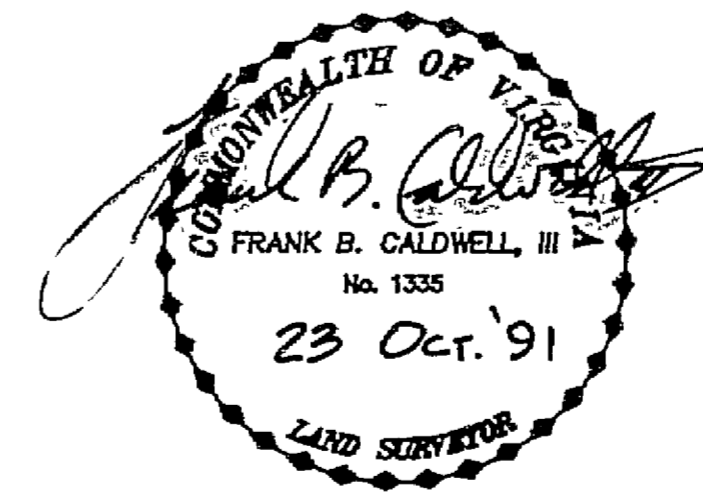
BOUNDARY COORDINATES SHOWN
HEREON ARE ON ASSUMED DATUM.
TOTAL BOUNDARY CONTAINS 16.226 ACRES.

MAP OF
SECTION 3
SUNCREST HEIGHTS

PROPERTY OF
JOHN A. HALL & COMPANY, INC.
SITUATE ON CIRCLEVIEW DRIVE, VA. SEC. RTE. #726
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:03 O'CLOCK A.M. ON THIS 23rd DAY OF OCT, 1991.

TESTE: ELIZABETH W. STOKES
CLERK
BY: Rebecca Fay Mahone
DEPUTY CLERK



AUGUST 16, 1990
DRAWN: LRD/CADD
TAX # 98.02-1-69
D.B. 1078, PG. 209
SCALE: 1" = 60'
N.B. SUNCREST HGTS #1
CALC: LRD
W.O. 89-0402

CLOSED BY JO

RC-4307

