

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRALIN AND WALDRON, INC., A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 31 TO INCLUSIVE, KNOWN AS SUMMERFIELD - SECTION 1 AND BEING THE COMBINATION OF A PARCEL OF LAND KNOWN AS LOT 7, SUBDIVISION OF W.M. POLLARD ESTATE - 0.402 ACRES CONVEYED TO SAID OWNER BY J. HENRY POWER, et al, BY DEED DATED JUNE 4, 1932 AND RECORDED IN DEED BOOK 1369 PAGE 317.

AND A PARCEL OF LAND KNOWN AS LOT 15, SUBDIVISION OF W.M. POLLARD ESTATE - 27.551 ACRES CONVEYED TO SAID OWNER BY T.L. PLUNKETT, JR., AND MACON C. PUTNEY, SPECIAL COMMISSIONERS, BY DEED DATED JULY 14, 1982 AND RECORDED IN DEED BOOK 1185 PAGE 1617.

AND A PARCEL OF LAND KNOWN AS LOT 16, SUBDIVISION OF W.M. POLLARD ESTATE - 25.951 ACRES CONVEYED TO SAID OWNER BY T.L. PLUNKETT, JR., AND MACON C. PUTNEY, SPECIAL COMMISSIONERS, BY DEED DATED JULY 14, 1982 AND RECORDED IN DEED BOOK 1185 PAGE 1617, ALL IN CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THAT THE FOREMENTIONED THREE PARCELS WERE COMBINED INTO ONE PARCEL BY PLAT RECORDED IN PLAT BOOK 14 PAGE 138, IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

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 UTILITY 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 DOES ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF HIS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH SAID OWNER, HIS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VDOT BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED, 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 THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VDOT SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 151 - 465 THRU 151 - 485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, SECTION 17 - 10 (J) COUNTY SUBDIVISION ORDINANCE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER:

Richard S. Whitney, Jr.
FRALIN AND WALDRON, INC. *Pres.*

4/7/93
DATE

STATE OF VIRGINIA

County of Roanoke TO WIT:

Linda C. Wheeling, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD S. WHITNEY, JR. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7th DAY of April, 1992.

MY COMMISSION EXPIRES: November 30, 1996

Linda C. Wheeling
NOTARY PUBLIC

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE - SUBDIVISION.

APPROVED *Steven A. McGraw*
AGENT, ROANOKE COUNTY PLANNING COMMISSION

14 April 1993
DATE

IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ATTACHED ADMITTED TO RECORD AT 11:50 O'CLOCK P. M. ON THIS 15 DAY OF April, 1992.

TESTE: STEVEN A. MCGRAW
CLERK

Robert G. Cantley
DEPUTY CLERK

CURVE TABLE

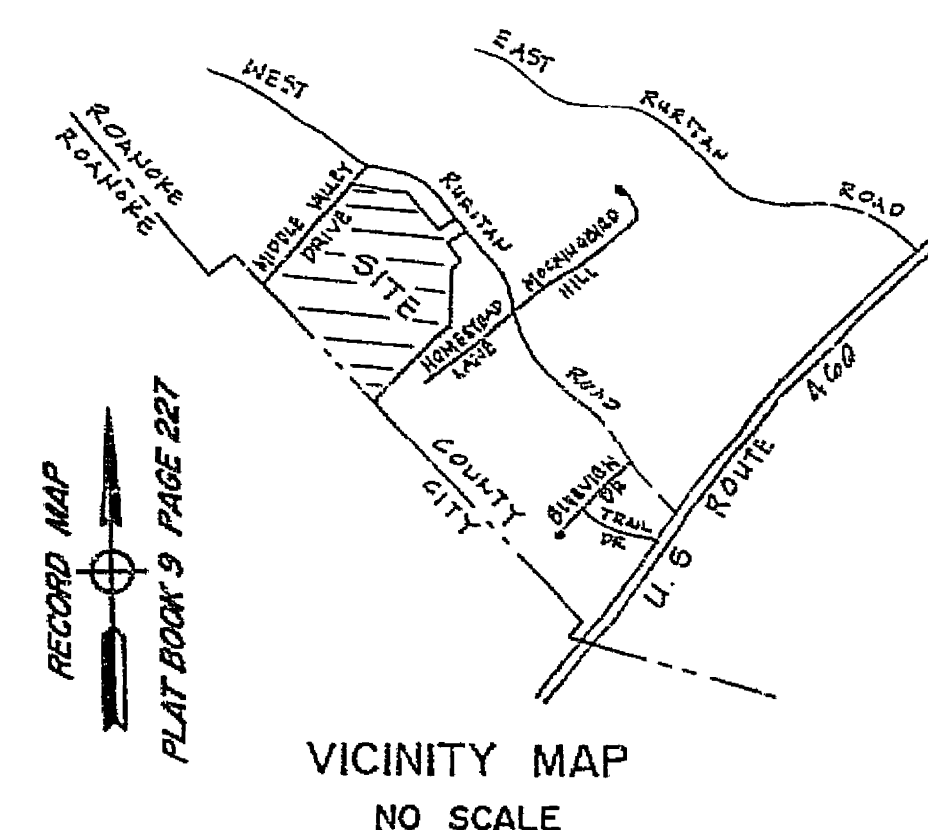
CURVE	LOT	DELTA	TANGENT	ARC	RADIUS	BEARING	CHORD	DISTANCE
C1	TOTAL	06° 32' 06"	41.39'	101.77'	725.00'	N 0° 0' 0" E	101.77'	101.77'
C2	TOTAL	07° 30' 48"	23.94'	38.19'	25.00'	S 81° 53' 35" W	38.19'	38.19'
C3	TOTAL	32° 47' 08"	110.32'	214.58'	375.00'	N 70° 44' 35" W	211.67'	211.67'
C4	4	08° 19' 57"	27.32'	54.54'	375.00'	N 58° 30' 59" W	54.49'	54.49'
C4	5	11° 10' 47"	36.70'	73.17'	375.00'	N 68° 16' 21" W	73.06'	73.06'
C4	6	13° 16' 24"	43.63'	86.87'	375.00'	N 80° 29' 57" W	86.68'	86.68'
C5	TOTAL	82° 49' 09"	22.05'	36.14'	25.00'	N 45° 43' 34" E	35.07'	35.07'
C6	TOTAL	70° 31' 44"	17.68'	30.77'	25.00'	N 30° 56' 52" E	28.87'	28.87'
C7	TOTAL	250° 31' 44"	70.71'	218.63'	50.00'	N 59° 03' 06" W	81.65'	81.65'
C7	6	77° 02' 33"	39.80'	67.23'	50.00'	N 27° 41' 28" E	62.28'	62.28'
C7	7	65° 00' 39"	31.86'	56.73'	50.00'	N 43° 20' 08" W	53.74'	53.74'
C7	8	53° 59' 43"	25.47'	47.12'	50.00'	S 77° 09' 41" W	45.40'	45.40'
C7	9	54° 28' 49"	25.74'	47.54'	50.00'	S 22° 55' 25" W	45.77'	45.77'
C8	TOTAL	82° 49' 09"	22.05'	36.14'	25.00'	S 37° 05' 35" W	33.07'	33.07'
C9	TOTAL	30° 22' 02"	101.77'	198.75'	375.00'	S 53° 19' 09" W	195.44'	195.44'
C9	10	13° 53' 56"	45.17'	90.37'	375.00'	S 71° 33' 12" W	90.75'	90.75'
C10	TOTAL	27° 37' 14"	80.89'	158.56'	325.00'	N 62° 06' 45" E	157.00'	157.00'
C11	TOTAL	98° 35' 39"	29.58'	43.46'	25.00'	S 54° 06' 49" E	38.19'	38.19'
C12	TOTAL	18° 49' 33"	53.88'	106.79'	325.00'	S 05° 05' 47" W	106.31'	106.31'
C12	12	10° 34' 40"	30.09'	60.00'	325.00'	S 00° 56' 20" W	59.92'	59.92'
C12	13	08° 14' 53"	23.43'	46.79'	325.00'	S 10° 23' 07" W	46.75'	46.75'
C13	TOTAL	07° 31' 44"	17.68'	30.77'	25.00'	S 49° 46' 25" W	28.87'	28.87'
C14	TOTAL	250° 31' 44"	70.71'	218.63'	50.00'	S 40° 13' 40" E	81.65'	81.65'
C14	13	57° 26' 20"	27.40'	50.13'	50.00'	S 56° 19' 07" E	48.05'	48.05'
C14	14	57° 17' 43"	27.32'	50.00'	50.00'	S 01° 02' 56" E	47.94'	47.94'
C14	15	57° 17' 45"	27.32'	50.00'	50.00'	S 58° 20' 41" E	47.94'	47.94'
C14	16	57° 17' 45"	27.32'	50.00'	50.00'	N 64° 21' 34" E	47.94'	47.94'
C14	17	21° 12' 19"	9.36'	18.51'	50.00'	N 25° 06' 33" E	18.40'	18.40'
C15	TOTAL	18° 49' 33"	62.17'	123.21'	375.00'	N 05° 05' 47" E	122.66'	122.66'
C15	18	08° 38' 22"	28.33'	56.55'	375.00'	N 10° 11' 22" E	56.49'	56.49'
C15	19	10° 11' 10"	33.42'	66.67'	375.00'	N 00° 46' 36" E	66.58'	66.58'
C16	TOTAL	99° 35' 39"	29.58'	43.46'	25.00'	N 45° 28' 50" E	38.19'	38.19'
C17	TOTAL	30° 22' 02"	88.22'	172.28'	325.00'	S 69° 32' 11" E	170.27'	170.27'
C17	20	22° 02' 25"	63.25'	125.02'	325.00'	S 73° 42' 09" E	124.25'	124.25'
C17	21	08° 19' 57"	23.65'	47.26'	325.00'	S 58° 30' 59" E	47.22'	47.22'
C18	TOTAL	84° 50' 22"	22.84'	37.02'	25.00'	S 11° 55' 50" E	33.73'	33.73'
C19	TOTAL	13° 00' 28"	82.65'	164.60'	725.00'	S 23° 59' 07" W	164.24'	164.24'
C19	23	07° 53' 30"	50.01'	99.86'	725.00'	S 26° 32' 36" W	99.78'	99.78'
C19	24	05° 06' 58"	32.39'	64.74'	725.00'	S 20° 02' 22" W	64.72'	64.72'
C20	TOTAL	25° 03' 08"	138.86'	273.28'	625.00'	S 30° 00' 27" W	271.11'	271.11'
C20	24	02° 50' 34"	15.51'	31.01'	625.00'	S 18° 54' 10" W	31.01'	31.01'
C20	25	08° 47' 23"	48.05'	95.92'	625.00'	S 24° 43' 12" W	95.61'	95.61'
C20	26	08° 47' 23"	48.05'	95.92'	625.00'	S 33° 30' 44" W	95.83'	95.83'
C20	27	04° 37' 29"	25.24'	50.45'	625.00'	S 40° 13' 16" W	50.44'	50.44'
C21	TOTAL	90° 00' 00"	25.00'	39.27'	25.00'	N 67° 32' 01" E	35.36'	35.36'
C22	TOTAL	86° 32' 15"	23.53'	37.76'	25.00'	N 04° 11' 51" W	34.27'	34.27'
C23	TOTAL	21° 35' 23"	128.70'	254.35'	675.00'	N 28° 16' 35" E	252.85'	252.85'
C23	29	06° 35' 02"	38.83'	77.57'	675.00'	N 35° 46' 45" E	77.52'	77.52'
C23	30	06° 27' 17"	38.06'	76.04'	625.00'	N 29° 15' 36" E	76.00'	76.00'
C23	31	06° 27' 12"	38.06'	76.03'	675.00'	N 22° 48' 21" E	75.99'	75.99'
C23	32	02° 05' 51"	12.36'	24.71'	675.00'	N 18° 31' 49" E	24.71'	24.71'
C24	TOTAL	33° 39' 51"	204.21'	396.60'	675.00'	N 34° 18' 49" E	390.92'	390.92'
C24	32	04° 50' 21"	28.52'	57.01'	675.00'	N 19° 54' 03" E	56.99'	56.99'
C24	33	07° 09' 44"	42.24'	84.38'	675.00'	N 25° 54' 05" E	84.32'	84.32'
C24	34	07° 09' 44"	42.24'	84.38'	675.00'	N 33° 03' 49" E	84.32'	84.32'
C24	35	07° 32' 41"	44.51'	88.88'	675.00'	N 40° 25' 01" E	88.82'	88.82'
C25	TOTAL	90° 00' 00"	25.00'	39.27'	25.00'	N 14° 21' 16" W	35.36'	35.36'
C27	TOTAL	07° 27' 16"	35.70'	71.28'	547.96'	S 55° 37' 39" E	71.24'	71.24'
C28	TOTAL	97° 27' 14"	28.48'	42.52'	25.00'	S 79° 22' 21" W	37.58'	37.58'
C29	TOTAL	15° 43' 00"	75.91'	150.87'	550.00'	N 44° 20' 05" E	150.40'	150.40'
C30	TOTAL	90° 31' 17"	25.23'	39.51'	25.00'	N 06° 55' 10" E	35.52'	35.52'
C31	TOTAL	00° 32' 42"	4.84'	9.67'	1016.74'	S 38° 04' 46" E	9.67'	9.67'
C32	TOTAL	89° 50' 42"	24.93'	39.22'	25.00'	N 82° 45' 12" W	35.32'	35.32'
C33	TOTAL	17° 19' 53"	76.21'	151.24'	500.00'	S 43° 38' 13" W	150.67'	150.67'

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	10658.7567	21602.7145
2	10548.9770	21466.4415
3	10467.0116	21532.4716
4	10308.6593	21415.2104
5	10070.2375	21324.5459
6	9943.3625	21208.1485
7	10002.2847	21143.9219
8	10000.7632	21108.5993
9	9927.0751	21040.9970
10	9960.8762	21004.1527
11	9984.4565	21025.7855
12	10099.3803	20900.5157
13	10216.0627	20730.7562
14	10290.4847	20701.4072
15	10410.3493	20690.3006
16	10414.1268	20695.0859
17	10531.9556	20775.5017
18	10653.4233	20666.6504
19	10712.9135	20756.0875
20	10881.6572	20675.9763
21	11122.2583	20860.4478
22	10996.6779	21072.0703
23	11125.9284	21148.5292
24	11160.1800	21139.7639
25	11143.7867	21167.4206
26	11103.5647	21226.2231
27	11096.6395	21189.2930
28	10971.3916	21115.0872
29	10958.8523	21136.2514
30	10626.8512	21403.7071
31	10736.6309	21539.9801

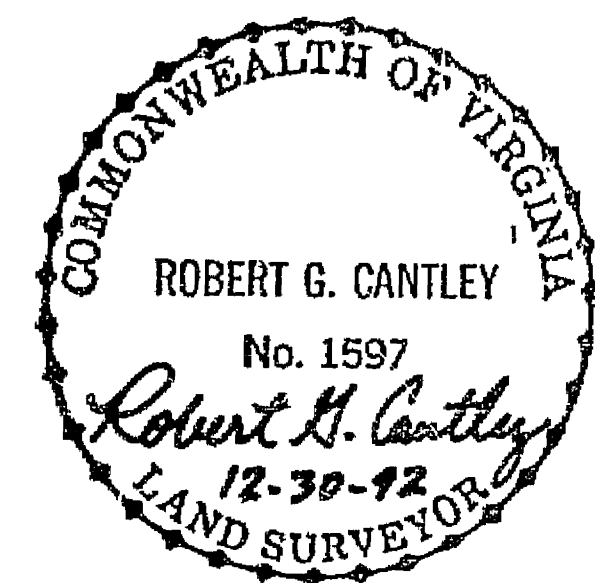
LINE	BEARING	DISTANCE
L1	N 04° 18' 59" W	32.43'
L2	S 59° 21' 16" E	24.60'
L3	N 51° 42' 45" E	6.10'
L4	S 42° 32' 01" W	80.00'
L5	S 33° 35' 34" W	72.09'
L6	S 24° 47' 45" W	72.09'
L7	S 59° 21' 16" E	32.16'
L8	S 14° 30' 33" W	4.29'
L9	N 85° 41' 01" E	71.09'
L10	S 38° 21' 16" E	90.56'
L11	S 38° 51' 16" E	100.00'
L12	S 35° 38' 59" W	375.00'
L13	N 63° 54' 15" W	131.62'

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED



NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND, THEREFORE, MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- PROPERTY SHOWN HEREON LIES IN FLOOD ZONE C - AREAS OF MINIMAL FLOODING AS DESIGNATED BY CURRENT FEMA MAPS.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS, P.C.'s, and P.T.'s UNLESS OTHERWISE NOTED.
- TOTAL BOUNDARY OF SUMMERFIELD SECTION ONE IS 14,978 ACRES.
3.142 ACRES DEDICATED FOR STREETS
11,836 ACRES IN LOTS



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

SURVEY FOR
SUMMERFIELD
SECTION 1
PROPERTY OF
FRALIN & WALDRON, INC.
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED SEPTEMBER 23, 1992
SCALE: 1" = 100'

P.O. BOX 400
DALEVILLE, VIRGINIA 24083
902-5155
ROBERT G. CANTLEY, INC.