

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PALM HERMITAGE CORP. AND TERRY A. COX AND CYNTHIA K. VAUGHAN COX ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID PALM HERMITAGE CORP. BY DEED FROM LOBO INVESTORS, A VIRGINIA GENERAL PARTNERSHIP DATED DECEMBER 13, 1989, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1316, PAGE 597, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO CARROLL D. REA AND W. H. FRALIN, TRUSTEES, SECURING DOMINION BANK, N.A., BENEFICIARY, DATED JANUARY 30, 1985, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1217, PAGE 495, AND WHICH ALSO COMPRISES ALL OF THE LAND CONVEYED TO SAID PALM HERMITAGE CORP. BY DEED FROM BOONE, BOONE & LOEB, INC., DATED JAN. 9, 1990, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1994, PAGE 1039, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO CARROLL D. REA AND W. H. FRALIN, TRUSTEES, SECURING DOMINION BANK, N.A., BENEFICIARY, DATED JANUARY 30, 1985, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1217, PAGE 495, AND WHICH ALSO COMPRISES ALL OF THE LAND CONVEYED TO SAID TERRY A. COX AND CYNTHIA K. VAUGHAN COX BY DEED FROM BOONE, BOONE & LOEB, INC., DATED JULY 7, 1986, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1240, PAGE 1058, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO W. HEYWOOD FRALIN AND DAVID C. HELSCHER, TRUSTEES, SECURING GERALDINE J. COX, BENEFICIARY, DATED JULY 8, 1986, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1240, PAGE 1060, AND WHICH LAND IS ALSO SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO W. COURTNEY KING, JR. AND CARROLL D. REA, SECURING DOMINION BANK, N.A., BENEFICIARY, DATED DECEMBER 19, 1986, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1251, PAGE 912.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR 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 OWNERS DO 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 OWNERS DO 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 THEIR BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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 TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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 ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 10th DAY OF December, 1992.

PALM HERMITAGE CORP., OWNER

BY: G. L. Boone
G. L. BOONE, V.P. PRESIDENT

BY: Terry A. Cox
TERRY A. COX, OWNER

BY: Cynthia K. Vaughan-Cox
CYNTHIA K. VAUGHAN COX, OWNER

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

BY: W. Courtney King, Jr.
W. COURTNEY KING, JR., TRUSTEE

BY: Geraldine J. Cox
GERALDINE J. COX, BENEFICIARY

DOMINION BANK, N.A., BENEFICIARY

BY: Craig V. Vansandt
CRAIG V. VANSANDT

STATE OF VIRGINIA
County of Roanoke

Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT G. L. BOONE, V.P. PRESIDENT FOR PALM HERMITAGE CORP., OWNER, TERRY A. COX, OWNER, CYNTHIA K. VAUGHAN COX, OWNER, W. H. FRALIN, TRUSTEE, W. COURTNEY KING, JR., TRUSTEE, GERALDINE J. COX, BENEFICIARY, AND CRAIG V. VANSANDT FOR DOMINION BANK, N.A., BENEFICIARY HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON December 10, 1992.

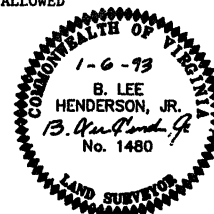
MY COMMISSION EXPIRES ON January 31, 1995

Sara V. Pullman
NOTARY PUBLIC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	55.00'	64.81'	36.76'	61.13'	S 01°29'00" W	67°31'10"
C-2	28.50'	41.68'	26.55'	37.52'	S 47°54'20" E	90°06'49"
C-3	325.11'	229.81'	119.94'	225.05'	S 23°05'56" E	40°30'01"
C-4	325.11'	83.68'	42.07'	83.44'	S 10°13'20" E	14°44'48"
C-5	325.11'	94.37'	47.52'	94.03'	S 25°54'40" E	16°37'51"
C-6	325.11'	51.76'	25.94'	51.71'	S 38°47'16" E	09°07'22"
C-7	25.00'	32.93'	19.35'	30.60'	N 71°57'39" W	75°28'08"
C-8	165.00'	21.29'	63.53'	118.58'	S 88°38'13" E	42°07'01"
C-9	165.00'	33.66'	16.89'	33.60'	N 76°08'54" E	11°41'14"
C-10	165.00'	70.67'	35.88'	70.13'	S 85°44'19" E	24°32'21"
C-11	165.00'	10.67'	8.49'	16.96'	S 70°31'25" E	05°53'26"
C-12	165.00'	54.35'	27.42'	54.10'	N 77°00'51" W	18°52'18"
C-13	100.00'	31.88'	16.08'	31.75'	S 84°24'59" W	18°16'00"
C-14	100.00'	9.39'	1.89'	9.39'	N 87°26'14" W	01°56'27"
C-15	100.00'	20.49'	10.67'	20.40'	S 89°26'48" W	16°18'39"
C-16	25.00'	20.17'	10.67'	19.63'	S 52°10'19" W	46°13'21"
C-17	55.00'	270.98'	44.30'	69.00'	S 09°47'30" E	282°17'43"
C-18	55.00'	46.30'	24.82'	44.94'	N 53°10'28" E	48°13'40"
C-19	55.00'	98.16'	68.24'	85.64'	S 51°34'51" E	102°15'42"
C-20	55.00'	126.52'	122.97'	100.41'	S 65°27'11" W	131°48'21"
C-21	25.00'	24.47'	13.31'	23.50'	S 76°40'50" E	56°04'22"
C-22	150.00'	47.82'	24.12'	47.62'	S 84°24'59" W	18°16'00"
C-23	215.00'	70.82'	35.73'	70.50'	N 77°00'51" W	18°52'18"
C-24	215.00'	60.83'	30.62'	60.63'	N 78°20'41" W	16°12'39"
C-25	215.00'	9.98'	4.99'	9.98'	N 68°54'32" W	02°39'39"
C-26	115.00'	70.49'	36.39'	69.39'	S 85°08'18" E	35°07'10"
C-27	25.00'	41.41'	27.23'	36.83'	N 29°51'11" E	94°53'52"

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS, PC'S AND PT'S UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 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.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- WATER PRESSURE REDUCING VALVES SHALL BE INSTALLED IN DWELLINGS BY THE BUILDER ON ALL LOTS IN THIS SUBDIVISION.
- NO ACCESS TO BUCK MOUNTAIN ROAD WILL BE ALLOWED BY ANY LOT OWNER.



PLAT SHOWING SECTION No. 6 IVY GREEN IN BRANDERWOOD AND NEW LOTS 1A & 10A, BLOCK 1, SECTION No. 1, BRANDERWOOD

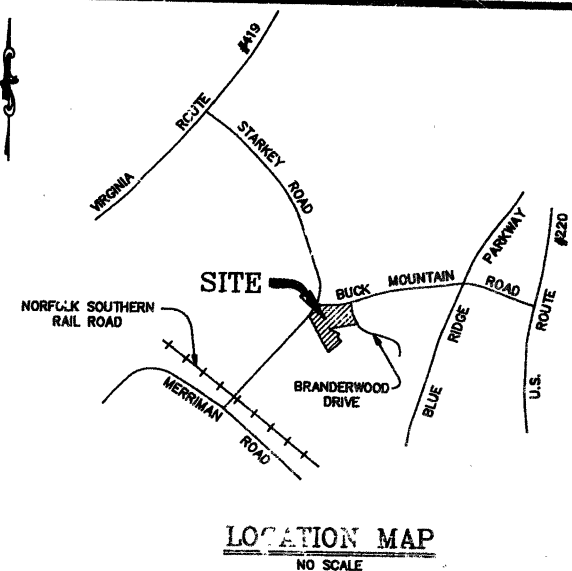
BEING A RESUBDIVISION OF ORIGINAL TAX #97.07-2-80
PROPERTY OF PALM HERMITAGE CORP. (D.B. 1316, PG. 597)
ORIGINAL TAX #97.07-2-81, BEING LOT 1, BLOCK 1,
SECTION No. 1, BRANDERWOOD (P.B. 9, PG. 351)
PROPERTY OF PALM HERMITAGE CORP. (D.B. 1909, PG. 1696)
AND ORIGINAL TAX #97.07-2-77, BEING LOT 10, BLOCK 1,
SECTION No. 1, BRANDERWOOD (P.B. 9, PG. 351)
PROPERTY OF TERRY A. COX & CYNTHIA K. VAUGHAN COX
(D.B. 1240, PG. 1058)

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: 23 NOVEMBER 1992

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

COMM. #84-066-6



APPROVED:

Amel C. ...
AGENT, ROANOKE COUNTY PLANNING
COMMISSION

28 December 1992
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT
THEREO ANNEXED IS ADMITTED TO RECORD ON 11/6/92
1992, AT 16:23 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

...
DEPUTY CLERK