

KNOW ALL MEN BY THESE PRESENTS:

That, Lonza L. Rush, whose wife's name is Lillia D. Rush, and George H. Wood, Jr., whose wife's name is Elma Y. Wood, are the fee simple owners and proprietors of the land hereon shown to be subdivided, known as PRESTON ESTATES, bounded as shown hereon by outside corners 1 to 8, inclusive, subject to the lien of a certain deed of trust dated August 22, 1958, from the aforesaid owners and proprietors to D.P. Hylton and Merlin E. Garber, Trustees, securing Evelyn Faw Guthridge and Joe Wiley Guthridge, of record in the Clerk's Office of the Hustings Court of the City of Roanoke in Deed Book 1037-Page 232, and to the lien of a certain deed of trust dated September 2, 1958, from the aforesaid owners and proprietors to T.L. Plunkett, Jr., and R.R. Rush, Trustees, securing G.O. Shepherd and Evelyn Marie Shepherd, of record in the Clerk's Office of the Hustings Court of the City of Roanoke in Deed Book 1037, Page 474.

The undersigned owners and their wives, the trustees, and beneficiaries, as aforesaid, certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties.

The undersigned owners and their wives, with the consent of the undersigned trustees and beneficiaries, hereby dedicate to and vest in the City of Roanoke, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets, easements, or other public use, or for future street widening, in accordance with the provisions of the Subdivision Ordinance of the City of Roanoke, as amended, and the Virginia Land Subdivision Act.

Witness the signatures and seals of the owners and their wives and the signatures and seals of the aforesaid Trustees and beneficiaries, on this the 18 day of April, 1959.

Lonza L. Rush (Seal) Lillia D. Rush (Seal)
OWNER OWNERS WIFE

George H. Wood, Jr. (Seal) Elma Y. Wood (Seal)
OWNER OWNERS WIFE

D.P. Hylton (Seal) Merlin E. Garber (Seal)
TRUSTEE TRUSTEE

Evelyn Faw Guthridge (Seal) Joe Wiley Guthridge (Seal)
BENEFICIARY BENEFICIARY

T.L. Plunkett, Jr. (Seal) R.R. Rush (Seal)
TRUSTEE TRUSTEE

G.O. Shepherd (Seal) Evelyn Marie Shepherd (Seal)
BENEFICIARY BENEFICIARY

State of Virginia } to wit:
City of Roanoke }

I, Mary Linda M. Smiley, a Notary Public, in and for the aforesaid City and State, do hereby certify that Lonza L. Rush, Lillia D. Rush, George H. Wood, Jr., Elma Y. Wood, Evelyn Faw Guthridge, Joe Wiley Guthridge, D.P. Hylton, Merlin E. Garber, G.O. Shepherd, Evelyn Marie Shepherd, T.L. Plunkett, Jr., R.R. Rush, and R. Douglas Nininger, whose names are signed to the annexed writing dated April 18, 1959, have each personally appeared before me in my said City and State and acknowledged the same on this the 18 day of April, 1959.

My Commission Expires: January 2, 1961.

Mary Linda M. Smiley
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

That the Estate of Lena M. Humbert Nininger, with R. Douglas Nininger as executor, is the fee simple owner of the parcel of land shown hereon bounded by corners 1-9-10-11-12-2 to 1, inclusive, and that said land is not subject to any lien or encumbrance.

The said owner, with the consent of the undersigned executor, hereby dedicates in fee simple to the City of Roanoke for street purposes, to be used by the Public, the aforesaid parcel of land bounded by corners 1-9-10-11-12-2 to 1, inclusive.

WITNESS the signature and seal of the said Estate by its executor, R. Douglas Nininger, on this the 18 day of April, 1959.

THE ESTATE OF LENA M. HUMBERT NININGER:

By: R. Douglas Nininger (Seal)
R. Douglas Nininger, Executor of Estate of Lena M. Humbert Nininger

BOUNDARY DATA: PRESTON ESTATES-Containing 12.90 Acs.						
Cor.-Cor.	Bearing	Distance	North	South	East	West
1-2	S63°28'W	799.06		356.96		714.89
2-3	N34°37'30"W	724.76	599.69			414.09
3-4	N55°15'E	205.74	117.27		169.05	
4-5	S41°28'E	6.700		5021	24.37	
5-6	N59°18'E	490.70	250.52		421.93	
6-7	S31°18'20"E	234.61		200.45	121.90	
7-8	N63°33'E	157.34	70.00		140.87	
8-1	S28°14'E	488.00		429.94	230.86	
TOTALS		3,171.21	1,037.56	1,037.56	1,128.98	1,128.98

BOUNDARY DATA: NININGER PORTION OF FRONTIER RD: 0.678 Acs.						
Cor.-Cor.	Bearing	Distance	North	South	East	West
1-9	S27°09'E	25.00		22.25		11.41
9-10	S61°46'W	780.41		369.18		687.56
10-11	S17°37'W	27.86		26.55		8.43
11-12	N26°32'W	68.10	60.93			30.42
12-1	N63°28'E	799.20	357.02		715.02	
TOTALS		1,700.57	417.95	417.98	726.43	726.41

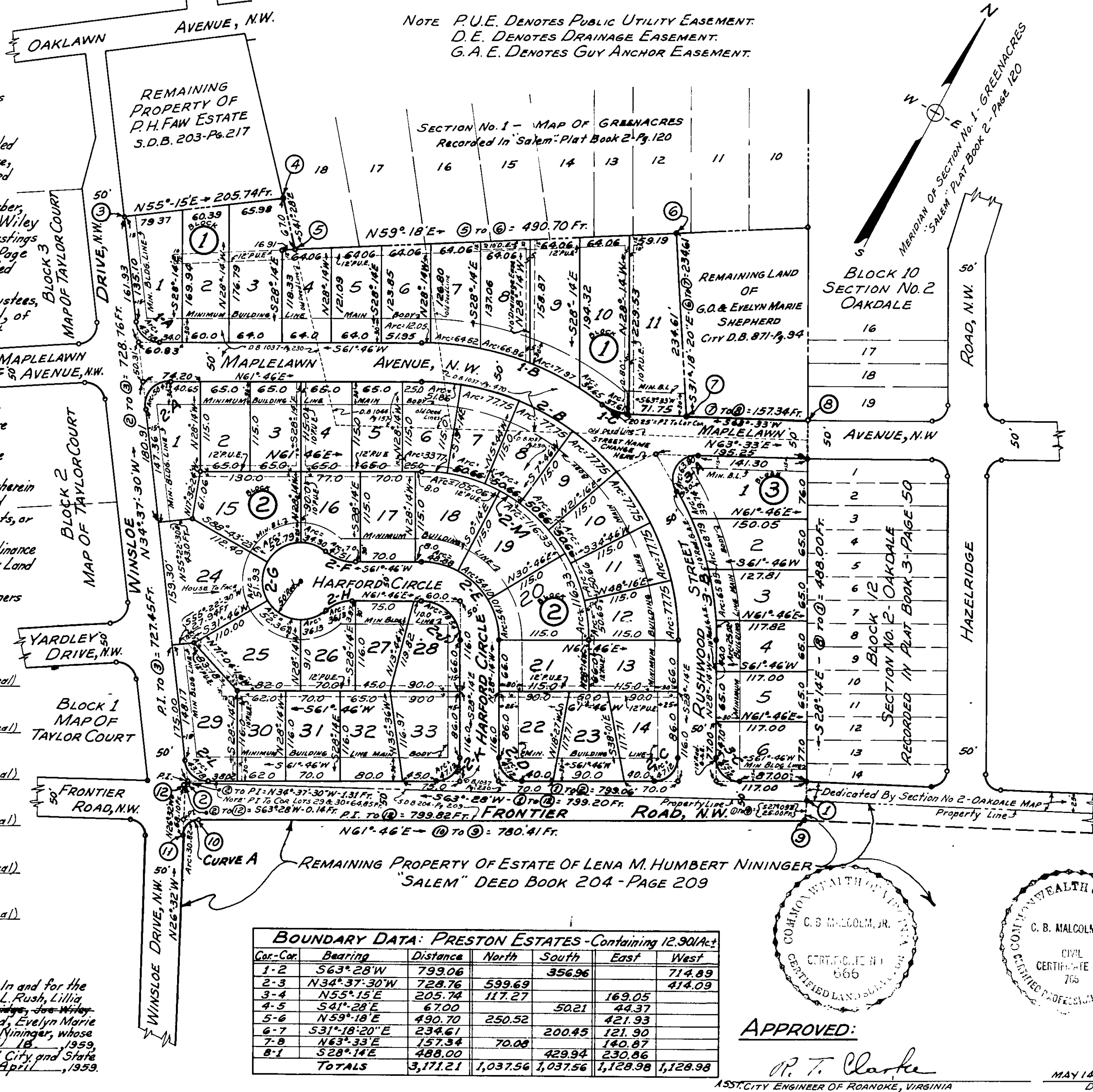
State of Georgia } to wit:
County of Fulton }

I, Betty Jean Vaughn, a Notary Public, in and for the aforesaid County of Fulton, State of Georgia, do hereby certify that Evelyn Faw Guthridge and Joe Wiley Guthridge, whose names are signed to the annexed writing dated the 18 day of April, 1959, have each personally appeared before me in my said County and State aforesaid and acknowledged the same.

My Commission Expires: October 24, 1960.
GIVEN under my hand this 9 day of April, 1959.

Betty Jean Vaughn
NOTARY PUBLIC

NOTE: P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
G.A.E. DENOTES GUY ANCHOR EASEMENT.



CURVE DATA:									
Curve	Lot	Blk.	Angle	Tangent	Radius	Arc	Bearing	Chord	Distance
1-A	1	1	83°36'30"	26.83	30.0	43.78	N76°25'45"W	40.00	
1-B	-	1	37°42'10"	129.74	380.0	250.05	S80°37'05"W	245.57	
1-B	6	1	1°49'02"	6.02	380.0	12.05	S62°40'31"W	12.05	
1-B	7	1	9°43'39"	32.33	380.0	64.52	S68°26'51"W	64.44	
1-B	8	1	10°04'54"	33.52	380.0	66.86	S78°21'08"W	66.78	
1-B	9	1	10°51'05"	36.09	380.0	71.97	S88°49'07"W	71.86	
1-B	10	1	5°13'30"	17.34	380.0	34.65	N83°08'35"W	34.64	
1-C	10	1	35°55'10"	19.45	60.0	37.61	S81°30'35"W	37.00	
2-A	1	2	96°23'30"	33.55	30.0	50.47	N13°34'15"E	44.73	
2-B	-	2	90°00'	330.00	330.0	518.36	S 73° 14'E	466.69	
2-B	6	2	9°00'	25.97	330.0	51.86	N 66° 16'E	51.78	
2-B	7	2	13°30'	39.06	330.0	77.75	N 77° 31'E	77.57	
2-B	8	2	13°30'	39.06	330.0	77.75	S 88° 59'E	77.57	
2-B	9	2	13°30'	39.06	330.0	77.75	S 75° 29'E	77.57	
2-B	10	2	13°30'	39.06	330.0	77.75	S 61° 59'E	77.57	
2-B	11	2	13°30'	39.06	330.0	77.75	S 48° 29'E	77.57	
2-B	12	2	13°30'	39.06	330.0	77.75	S 34° 59'E	77.57	
2-C	14	2	90°00'	30.00	30.0	47.12	S 16° 46'W	42.43	
2-D	22	2	90°00'	30.00	30.0	47.12	N 73° 14'W	42.43	
2-E	-	2	90°00'	100.00	100.0	157.08	N 73° 14'W	141.42	
2-E	20	2	31°00'	27.73	100.0	54.10	N 43° 44'W	53.45	
2-E	19	2	31°00'	27.73	100.0	54.10	N 74° 44'W	53.45	
2-E	18	2	28°00'	24.93	100.0	48.88	S 75° 46'W	48.38	
2-F	16	2	39°18'27"	21.61	60.5	41.51	S 81°25'13"W	40.70	
2-G	-	2	260°42'51"	0	50.0	227.51	S 28° 14'E	76.20	
2-G	16	2	39°18'27"	16.82	50.0	34.30	S 81°25'13"W	33.61	
2-G	15	2	60°29'23"	29.15	50.0	52.79	S 31°31'18"W	50.37	
2-G	24	2	59°30'37"	28.58	50.0	51.93	S 28°28'41"E	49.63	
2-G	25	2	60°00'	28.87	50.0	52.36	S 88° 14'E	50.00	
2-G	26	2	41°24'24"	18.90	50.0	36.13	N 41°03'48"E	35.36	
2-H	26	2	41°24'24"	18.90	50.0	36.13	N 41°03'48"E	35.36	
2-J	28	2	90°00'	50.00	50.0	78.54	S 73° 14'E	70.71	
2-K	33	2	90°00'	30.00	30.0	47.12	S 16° 46'W	42.43	
2-L	29	2	83°36'30"	26.83	30.0	43.78	N76°25'45"W	40.00	
2-M	-	2	90°00'	215.00	215.0	337.72	S 73° 14'E	304.05	
2-M	6	2	9°00'	16.92	215.0	33.77	N 66° 16'E	33.74	
2-M	7	2	13°30'	25.45	215.0	50.66	N 77° 31'E	50.54	
2-M	8	2	13°30'	25.45	215.0	50.66	S 88° 59'E	50.54	
2-M	9	2	13°30'	25.45	215.0	50.66	S 75° 29'E	50.54	
2-M	10	2	13°30'	25.45	215.0	50.66	S 61° 59'E	50.54	
2-M	11	2	13°30'	25.45	215.0	50.66	S 48° 29'E	50.54	
2-M	12	2	13°30'	25.45	215.0	50.65	S 34° 59'E	50.54	
2-M	18	2	28°00'	53.61	215.0	105.06	N 75° 46'E	104.03	
2-M	19	2	31°00'	59.62	215.0	116.33	S 74° 44'E	114.91	
2-M	20	2	31°00'	59.62	215.0	116.33	S 43° 44'E	114.91	
3-A	1	3	121°50'56"	53.95	30.0	63.80	N 2°37'32"E	52.44	
3-B	-	3	30°03'56"	102.05	380.0	199.40	N 43°15'58"W	197.12	
3-B	1	3	5°59'35"	19.89	380.0	39.74	N 55°18'08"W	39.73	
3-B	2	3	10°22'20"	34.49	380.0	68.79	N 47°01'11"W	68.70	
3-B	3	3	9°55'41"	33.01	380.0	65.85	N 36°58'10"W	65.76	
3-B	4	3	3°46'20"	12.51	380.0	25.02	N 30°07'10"W	25.01	
3-C	6	3	90°00'	30.00	30.0	47.12	N 73° 14'W	42.43	
A	Frontier Rd.		88°18'	19.41	20.0	30.82	S 17°37'W	27.86	

CAPTION LEGAL REFERENCE:

See D.B. 1037-Pg. 230 for conveyance of 10.20 Acs. from Estate of P.H. Faw to L.L. Rush and George H. Wood, Jr., See D.B. 1044-Pg. 157 and D.B. 1037-Pg. 470 for conveyance of a 0.84 Acs. tract and a 1.88 Acs. tract, respectively, from G.O. Shepherd and Evelyn Marie Shepherd to L.L. Rush and George H. Wood, Jr. Southernly Portion Frontier Rd. property Estate Lena M. Humbert Nininger, S.D.B. 204-Pg. 209

MAP OF PRESTON ESTATES

PROPERTY OF
LONZA L. RUSH, ET UX AND GEORGE H. WOOD, JR., ET UX
ROANOKE, VIRGINIA.

By: C.B. MALCOLM & SON
VA. STATE CERT. ENGRS.

DATE: JANUARY 23, 1959

SCALE: 1" = 100'