

KNOW ALL BY THESE PRESENTS TO WIT :

THAT REGION PROPERTIES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS SECTION NO. 2 JEFFERSON PARK, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THUR 5 TO 1 INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED NOV. 15, 1972, FROM COLONIAL AMERICAN NATIONAL BANK OF ROANOKE AND J. FOREST JAMISON CO-EXECUTORS AND CO-TRUSTEES UNDER THE WILL OF E. F. JAMISON, DECEASED, AND RECORDED IN DEED BOOK 1322 PAGE 504 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA (FORMERLY HUSTINGS COURT) AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST FROM REGION PROPERTIES, INC. TO W. H. FRALIN AND T. H. KEMPER, TRUSTEES, SECURING COLONIAL AMERICAN NATIONAL BANK OF ROANOKE AND J. FOREST JAMISON CO-EXECUTORS AND CO-TRUSTEES, BENEFICIARY, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1322 PAGE 510 AND DATED NOV. 15, 1972.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS IS ENTIRELY WITH ITS FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15.1-405 THRU 15.1-405 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, AS AMENDED TO DATE.

THAT SAID OWNER HEREBY DEDICATES, TRANSFER TO INVEST IN THE CITY OF ROANOKE, IN FEE SIMPLE, SUCH PORTION OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS AND OR OTHER PUBLIC USE; AND TRANSFER TO AND VEST IN THE SAID CITY OF ROANOKE ANY AND ALL NEW EASEMENTS INDICATED ON THIS PLAT, TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 4th DAY OF FEBRUARY, 1974.

REGION PROPERTIES, INC.
BY Maury L. Strauss
MAURY L. STRAUSS - PRESIDENT
W. H. Fralin
W. H. FRALIN - TRUSTEE

ATTEST: Horace G. Fralin
HORACE G. FRALIN - SECRETARY
T. H. Kemper
T. H. KEMPER - TRUSTEE

STATE OF VIRGINIA
COUNTY OF ROANOKE, TO WIT :

I, Donald W. Blumhart, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT MAURY L. STRAUSS AND HORACE G. FRALIN, PRESIDENT AND SECRETARY RESPECTIVELY OF REGION PROPERTIES, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 4 FEBRUARY, 1974, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 4, 1974.

MY COMMISSION EXPIRES
ON MARCH 17, 1975

Donald W. Blumhart
NOTARY PUBLIC

STATE OF VIRGINIA
CITY OF ROANOKE, TO WIT :

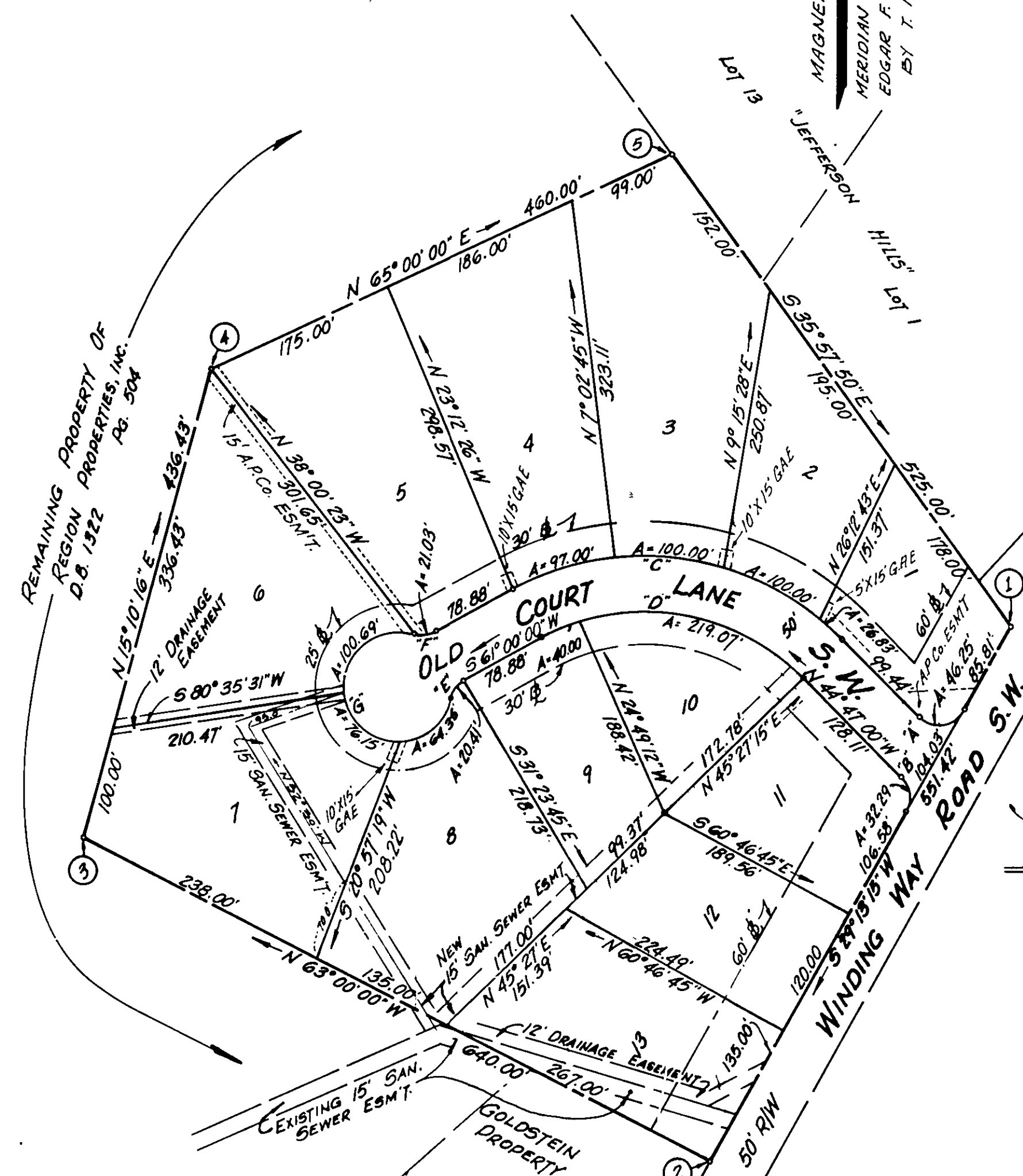
I, Mary J. Snider, A NOTARY PUBLIC IN AND FOR THE SAID CITY AND STATE DO HEREBY CERTIFY THAT W. H. FRALIN AND T. H. KEMPER, TRUSTEES WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING, BEARING DATE OF 4 FEBRUARY, 1974, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED SAME ON FEBRUARY 4, 1974.

MY COMMISSION EXPIRES
ON FEBRUARY 21, 1977

Mary J. Snider
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON February 3, 1974 1974 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:40 O'CLOCK P.M.

TESTE: Walker R. Carter, Jr.
CLERK
By Linda L. Carter, Deputy Clerk.



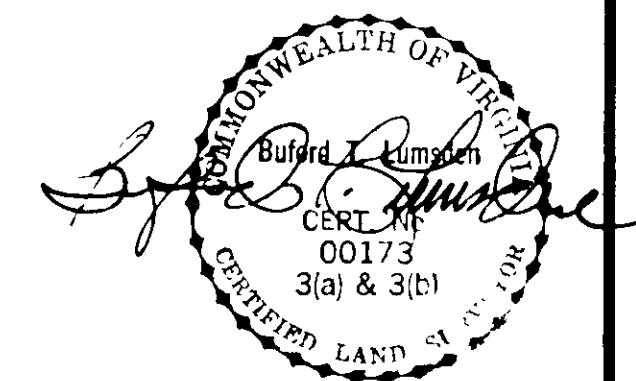
NOTE: IRON PINS HAVE BEEN SET ON ALL PROPERTY CORNERS, P.C.'S AND P.T.'S.

LEGEND

⊕ - BUILDING LINE
GAE GUY ANCHOR EASEMENT

NOTE:
IT IS UNDERSTOOD THAT THE SANITARY SEWER COLLECTOR LINES WHICH WILL SERVE THIS SUBDIVISION WILL NOT BE CONNECTED TO THE EXISTING SEWER UNTIL APPROVAL IS GIVEN BY THE STATE WATER CONTROL BOARD EXCEPT FOR LOTS 8 & 13 WHICH MAY CONNECT TO THE EXISTING SANITARY SEWER.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
Buford T. Lumsden
CERTIFIED LAND SURVEYOR



APPROVED: Lothar Mermelstein 3-6-74
AGENT FOR ROANOKE CITY PLANNING COMMISSION DATE
Charles E. Hatcher 3-5-74
CITY ENGINEER - ROANOKE, VA. DATE

MAP OF
SECTION No. 2
JEFFERSON PARK
ROANOKE, VIRGINIA
OWNER - REGION PROPERTIES, INC.
SCALE: 1"=100' DATE 14 SEPT. 1973

PREPARED BY
BUFORD T. LUMSDEN & ASSOCIATES
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

COMM. 905

CURVE DATA									
CURVE	LOT	ANGLE	TAN.	ARC.	RADIUS	CHORD	BEARING	DIST.	
A	1	105° 59' 45"	33.17'	46.25'	25.00'	582° 13' 07" W	39.93'		
B	11	74° 00' 15"	18.84'	32.29'	25.00'	57° 46' 52" E	30.09'		
C	Total	74° 13' 00"	189.13'	323.83'	250.00'	N 81° 53' 30" W	301.66'		
C	1	6° 08' 56"	13.43'	26.83'	250.00'	N 47° 51' 28" W	26.82'		
C	2	22° 55' 06"	50.68'	100.00'	250.00'	N 62° 23' 29" W	99.33'		
C	3	22° 55' 06"	50.68'	100.00'	250.00'	N 85° 18' 35" W	99.33'		
C	4	22° 13' 51"	49.12'	97.00'	250.00'	S 72° 06' 57" W	96.39'		
D	Total	74° 13' 00"	151.30'	259.07'	200.00'	N 81° 53' 30" W	241.33'		
D	9	11° 27' 33"	20.07'	40.00'	200.00'	N 66° 43' 46" E	39.93'		
D	10	62° 45' 32"	121.98'	219.07'	200.00'	S 76° 09' 46" E	208.28'		
E	8	48° 11' 23"	11.18'	21.03'	25.00'	N 36° 54' 19" E	20.41'		
F	5	48° 11' 23"	11.18'	21.03'	25.00'	S 58° 05' 41" W	20.41'		
G	Total	276° 22' 46"	—	241.19'	50.00'	N 29° 00' 00" W	66.66'		
G	6	115° 22' 56"	79.06'	100.69'	50.00'	S 51° 29' 55" W	84.52'		
G	7	87° 15' 37"	47.66'	76.15'	50.00'	S 49° 49' 11" E	69.00'		
G	8	73° 44' 23"	37.50'	64.35'	50.00'	N 49° 40' 49" E	60.00'		

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
Cor.	NORTH	EAST
1	5000.00	5000.00
2	4518.75	4730.81
3	4809.31	4160.57
4	5230.52	4274.78
5	5424.93	4691.68
1	5000.00	5000.00
BOUNDARY CONTAINS 10.58 ACRES		

