

CURVE DATA						
CURVE	DELTA	ARC	RADIUS	TANGENT	CH. BEARING	CH. DIST.
1-2	90°00'00"	54.98	55.00	55.00	S. 86°35'32"E.	49.50

BOUNDARY DATA						
CORNERS	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	S. 71°35'32"E.	100.00		31.58	94.88	
2-3	S. 18°24'28"W.	145.23		137.80		45.86
3-4	N. 71°35'32"W.	65.00	20.53			61.67
4-5	N. 26°13'32"W.	49.50	44.86			22.16
5-1	N. 18°24'28"E.	110.23	104.59		34.81	
TOTALS			169.38	169.38	129.60	129.60

BOUNDARY CONTAINS 0.319 ACRES

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT K.D.M. ASSOCIATES A PARTNERSHIP OF EDWARD E. BROWN, AND PAUL W. YENEST & JULIAN R. FERBISON, IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 INCLUSIVE, SUBDIVIDED INTO LOTS AND REMAINS AS MAP OF HILLVIEW SUBD. CONTAINING 0.921 ACRES AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED APRIL 13, 1979 FROM JUANITA B. BARBOUR, AND RECORDED IN D.B. 146422 IN THE CLERK'S OFFICE FOR THE CITY OF ROANOKE, VIRGINIA, SUBJECT ONLY TO THE LIEB OF A CERTAIN DEED OF TRUST DATED APRIL 13, 1979 FROM SAID OWNER TO J.D. COPENHAVER AND J.A. ELLETT, TRUSTEES, EITHER OR BOTH OF WHOM MAY ACT, SECURING JUANITA B. BARBOUR, BENEFICIARY, THE PAYMENT OF A CERTAIN SUM OF MONEY, AND RECORDED IN D.B. 14640 PG. 785 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-46.5 THRU 15.1-48.5 OF THE CODE OF VIRGINIA AS AMENDED TO DATE THE SAID OWNER HEREBY DEDICATES TO AND VEST IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET ASIDE FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.

THE SAID OWNER AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUB-DIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE CITY OF ROANOKE, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF IT SUCCESSORS AND HEIRS SPECIFICALLY RELEASES THE CITY OF ROANOKE FROM ANY AND ALL CLAIMS OR CLAIMS FOR DAMAGES WHICH SAID OWNER ITS SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE 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 ADDED UPON IN THE FUTURE) AND BY DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF Raising SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY THE CITY OF ROANOKE, AND THE CITY OF ROANOKE SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALL ALONG SUCH STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

WITNESS THE SIGNATURES ON THIS 17th day of Dec. 1980.

Edward E. Brown Paul W. Yenest Julian R. Ferbison
EDWARD E. BROWN, OWNER PAUL W. YENEST, OWNER JULIAN R. FERBISON, OWNER
J. D. Copenhaver J. A. Ellett Juanita B. Barbour
J.D. COPENHAVER, TRUSTEE J.A. ELLETT, TRUSTEE JUANITA B. BARBOUR, BENEFICIARY

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Calene B. Ryland A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EDWARD E. BROWN, PAUL W. YENEST AND JULIAN R. FERBISON, J.D. COPENHAVER AND J.A. ELLETT, AND JUANITA B. BARBOUR WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 11-7-80 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 17th day of Dec. 1980.

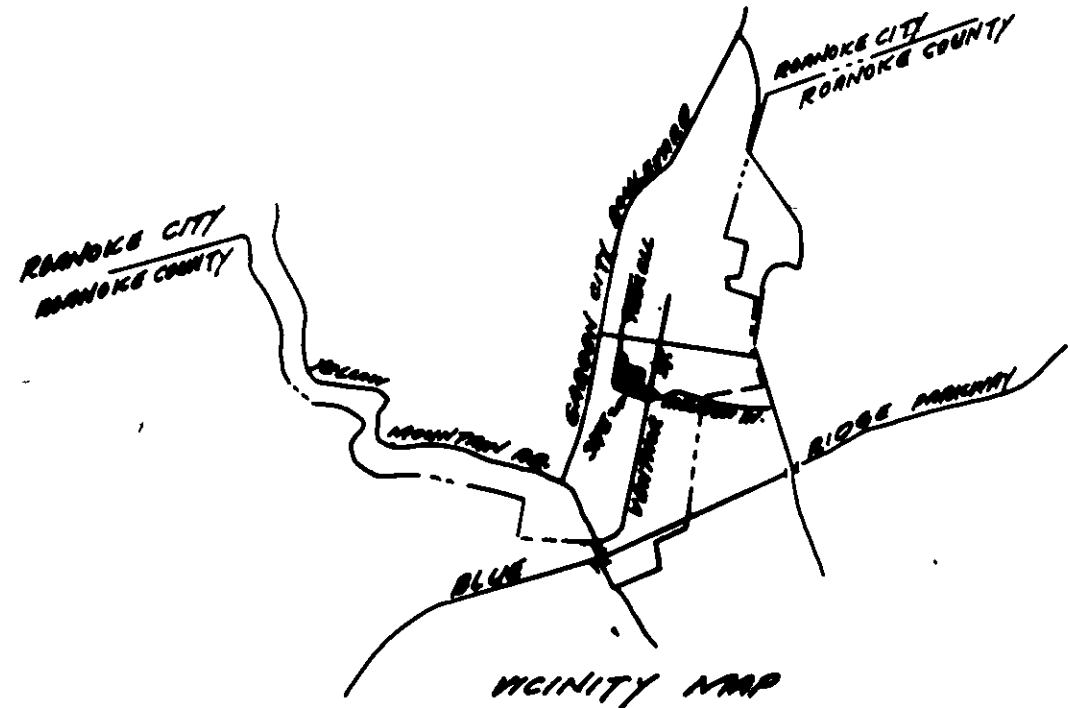
MY COMMISSION EXPIRES

Nov. 27, 1982

Calene B. Ryland
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED ON THIS 13th day of Oct. 1980 AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THEREON ANNEXED, ADMITTED TO RECORD AT 3:50 O'CLOCK P. M.

TESTE: Patsy Jesterman, Clerk
BY Suzanne M. Croft, Deputy Clerk



WILLIAM A. BOOTH
APPR. 4300423

MASON SMILEY
APPR. 4300611
D.B. 1825 PG. 17

EMORY BARBER
APPR. 4300622
D.B. 1825 PG. 604

LOT B

LOT C

LOT D

K.D.M. ASSOCIATES MAP

TROXELL ST., S.E.

LOT 1
0.161 AC.

LOT 2
0.166 AC.

REMAINING PROPERTY
K.D.M. ASSOCIATES

HILLVIEW AVE., S.E.

LOT 3
APPR. 4300803

LOT 4
APPR. 4300804

LOT 5
APPR. 4300805

LOT 6
APPR. 4300806

MOUNTAIN VIEW HEIGHTS

VENTNOR STREET, S.E.

ROANOKE CITY BAPTIST CHURCH
APPR. 4300413
D.B. 810 PG. 487

CITY OF ROANOKE
APPR. 4300610

APPROVED:

Richard B. Brown
CITY ENGINEER, CITY OF ROANOKE

13 Jan '81
DATE:

Willie G. Keith
AGENT FOR CITY OF ROANOKE PLANNING COMMISSION DATE: 13 Jan 1981

I, HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

John T. Parker
CERTIFIED LAND SURVEYOR

MAP OF
HILLVIEW SUBDIVISION
PROPERTY OF
K.D.M. ASSOCIATES
SHOWING DIVISION OF A PORTION OF
A.C. HOPWOOD, MAP

ROANOKE

VIRGINIA

SCALE: 1" = 80'

OCT. 28, 1980

T. P. PARKER & SON
ENGINEERS & SURVEYORS
SALEM, VIRGINIA