

KNOW ALL MEN BY THESE PRESENTS TO WIT;

THAT BILLY H. BRANCH AND LYNN BRAE FARMS, INC. ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 13 INCLUSIVE, SUBDIVIDED INTO TRACTS AND KNOWN AS SECTION I,, STATESMAN PLAZA CONTAINING 10.550 ACRES, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS FROM EMMA SHELOR BOWMAN, ET ALS BY DEED DATED JUNE 15, 1973 AND RECORDED IN DEED BOOK 886, PAGE 503 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND INTO TRACTS AS SHOWN HEREON ENTIRELY WITH OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 OF THE CODE OF VIRGINIA AS AMENDED TO DATE. THE SAID OWNERS HEREBY DEDICATES TO THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS OR OTHER PUBLIC USES.

THE SAID OWNERS AS A CONDITION OF PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION 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 ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF ROANOKE FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE BY REASONS OF ESTABLISHING PROPER GRADES LINES ALONG OR ON SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH STREETS CHANGED AS MAY BE AGREED UPON IN THE FUTURE) AND BY 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 THE CITY OF ROANOKE, AND THE CITY OF ROANOKE SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS ON THIS 24 DAY OF SEPT., 1981.

LYNN BRAE FARMS, INC.

T.D. Steele
T.D. STEELE, PRESIDENT

Billy H. Branch
BILLY H. BRANCH, OWNER

STATE OF VIRGINIA

I, SANDRA P. JACKSON, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT T.D. STEELE AND BILLY H. BRANCH WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED September 24, 1981, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF September, 1981.

MY COMMISSION EXPIRES:
SEPTEMBER 23, 1983

Sandra P. Jackson
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED ON THIS 9th DAY OF Dec., 1981, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED. ADMITTED TO RECORD AT 10:20 O'CLOCK A.M.

TESTE: Patsy Testerman
CLERK
BY Senar Testerman
DEPUTY CLERK

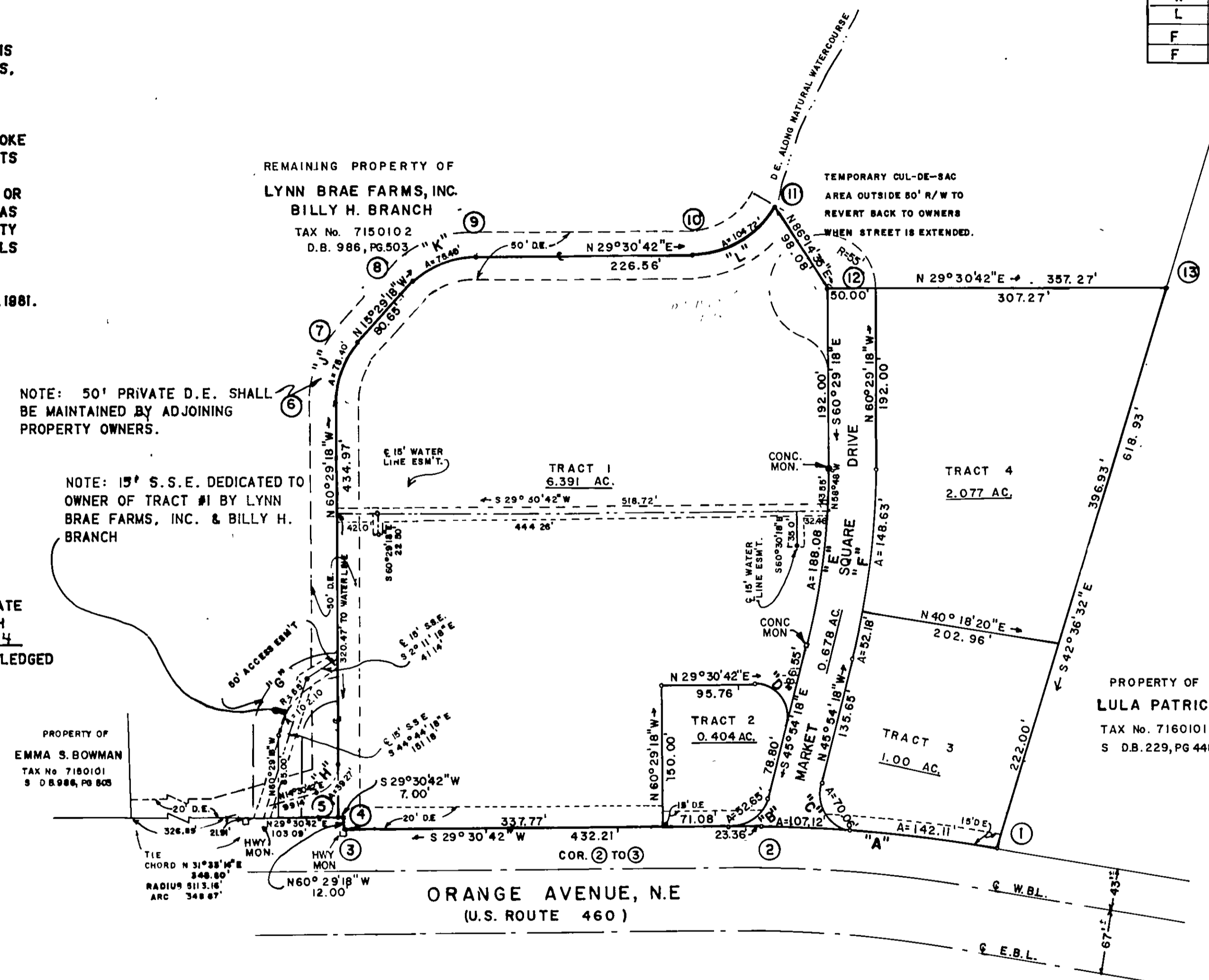
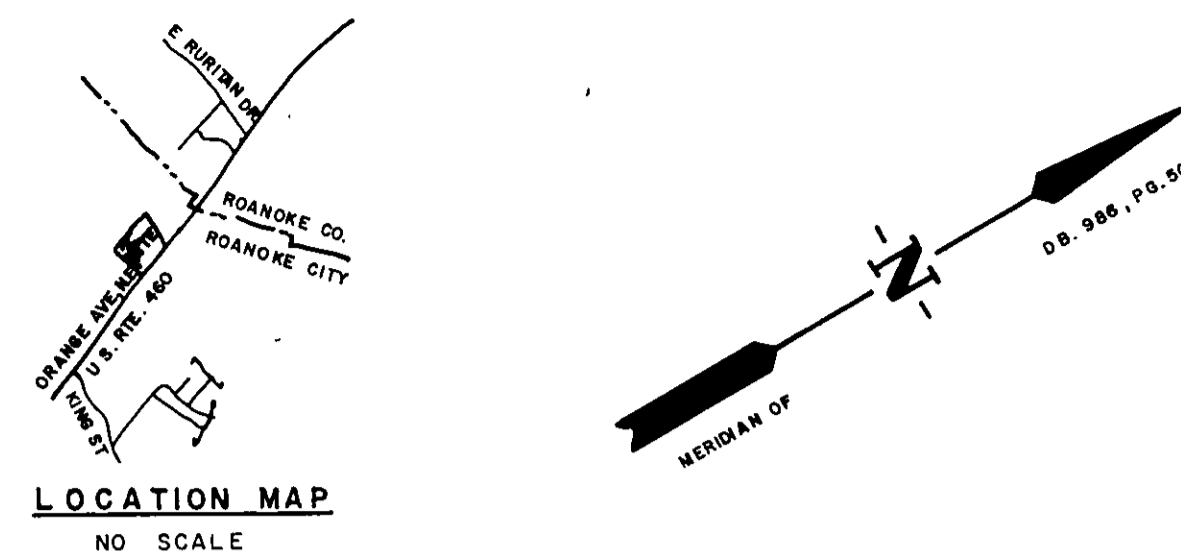
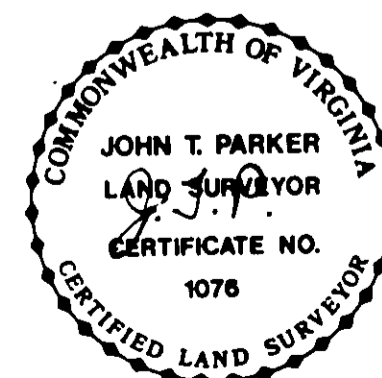
APPROVED:

Robert B. Burn 20 Nov '81
CITY ENGINEER, ROANOKE, VIRGINIA DATE

Paul B. Reynolds Jr. 20 Nov '81
AGENT FOR THE CITY OF ROANOKE PLANNING COMMISSION DATE

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

John T. Parker
JOHN T. PARKER, LAND SURVEYOR DATE



NOTE:
CORNER 5 TO Q ACCESS EASEMENT S29°30'42"W 60.00'
CORNER 5 TO Q S.S. EASEMENT S29°30'42"W 78.04'

CURVE DATA

CURVE	TRACT	DELTA	TAN	RADIUS	ARC	CHORD BRG.	DIST.
A	3	5°31'48"	71.11	1472.38	142.11	S36°26'40"W	142.06
A	RD.	4°10'06"	53.58	1472.38	107.12	S31°35'46"W	107.09
A	TOT	9°41'54"	124.81	1472.38	249.23	S34°21'34"W	248.83
B	2	75°25'00"	30.82	40.00	52.65	S 8°11'48"E	48.83
C	3	100°24'54"	48.02	40.00	70.10	S83°53'15"W	61.47
D	1	104°35'00"	45.27	35.00	63.88	S81°48'12"W	55.38
D	2	104°35'00"	45.27	35.00	63.88	N81°48'12"E	55.38
E	1	14°35'00"	84.55	738.84	188.08	S53°11'48"E	187.57
F	TOTAL	14°35'00"	100.85	788.84	200.81	N53°11'48"W	200.26
G	ESMT.	85°35'16"	60.18	65.00	87.10	N17°41'40"W	88.32
H	DE	73°00'00"	23.02	30.00	39.27	N22°59'18"W	36.53
J	DE	45°00'00"	38.76	86.00	75.40	N37°58'18"W	73.48
K	DE	45°00'00"	38.76	86.00	75.40	N 7°00'42"E	73.48
L	DE	60°00'00"	57.74	100.00	104.72	N 0°28'18"W	100.00
F	4	10°47'38"	74.53	788.84	148.63	N55°05'28"W	148.41
F	3	3°47'22"	26.10	788.84	52.18	N47°47'58"W	52.17

BOUNDARY DATA

COURSE	BEARING	DIST.	N	S	E	W
1-2	S34°21'34"W	248.83		205.50		140.48
2-3	S28°30'42"W	432.21		376.13		212.81
3-4	N60°28'18"W	12.00	5.81			10.44
4-5	S28°30'42"W	7.00		6.08		3.45
5-6	N60°28'18"W	434.87	214.27			378.54
6-7	N37°58'18"W	73.48	57.81			45.23
7-8	N15°28'18"W	80.85	77.72			21.54
8-9	N 7°00'42"E	73.48	72.83		8.87	
9-10	N28°30'42"E	226.56	197.16		111.60	
10-11	N 0°28'18"W	100.00	100.00			0.85
11-12	N86°14'35"E	88.08	6.43		87.87	
12-13	N28°30'42"E	357.27	310.82		175.89	
13-1	S42°36'32"E	618.93		455.53	418.01	
TOTALS			1043.25	1043.25	813.44	813.45

BOUNDARY CONTAINS 10.550 ACRES

LEGEND
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT

MAP OF SECTION I STATESMAN PLAZA

PROPERTY OF
LYNN BRAE FARMS, INC. & BILLY H. BRANCH
ROANOKE, VIRGINIA

SCALE: 1" = 100'

OCTOBER 29, 1981

BY: T. P. PARKER & SON
ENGINEERS & SURVEYORS, LTD.
SALEM, VIRGINIA

N.B. LYNN BRAE FARMS

W.O. 3050