



CURVE DATA

CURVE	DELTA	TAN	RADIUS	ARC	CHRD.	DIST.
1	22-17-29	86-21'	437.57'	170.24'	N49-20-35 W	169.17'
2	22-17-29	96-06'	487.57'	189.69'	N49-20-35 W	188.50'
3	42-27-22	15.54'	40.00'	29.64'	N59-25-31 W	28.97'
4	22-39-46	8-02'	40.00'	15.82'	S87-51-26 W	15.72'
5	67-56'	37.05'	55.00'	65.21'	N69-18-00 W	61.46'

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BILLY H. BRANCH AND LYNN BRAE FARMS INC. ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 15 INCLUSIVE SUBDIVIDED 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 986 PAGE 503 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VA.

THE SAID OWNERS HEREBY CERTIFY 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, VIRGINIA 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, VIRGINIA BY REASONS OF ESTABLISHING PROPER GRADE 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, VIRGINIA, AND THE CITY OF ROANOKE, VIRGINIA 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
16th DAY OF December, 1983.

LYNN BRAE FARMS, INC.

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

Billy H. Branch
BILLY H. BRANCH, OWNER

APPROVED:

Richard B. Bunn 16 Dec '83
CITY ENGINEER, ROANOKE, VIRGINIA DATE
Paul B. Bunn 23 Jan '84
AGENT FOR THE CITY OF ROANOKE PLANNING COMM DATE

PLAT OF SURVEY SHOWING THE SUBDIVISION OF
23.635 AC. BELONGING TO
LYNN BRAE FARMS, INC. & BILLY H. BRANCH
CREATING NEW TRACTS 1 & 2
AND DEDICATING TO THE CITY OF ROANOKE
0.571 AC. FOR THE EXTENSION OF
MARKET SQUARE DRIVE, N.E.
AND CONVEYING TO THE CITY OF ROANOKE
1.044 AC. FOR DRAINAGE EASEMENTS
ROANOKE, VIRGINIA

SCALE: 1" = 100'

NOVEMBER 3, 1983

GUFFEY, HUBBELL, MCGHEE P.C.
CERTIFIED LAND SURVEYORS