

1. THIS ORIGINAL SIZE PLAT HAS NOT BEEN REDUCED.
2. INDIVIDUAL PROPERTY OWNERS ARE SPECIFICALLY RESTRICTED FROM ALTERING GRADES OR CULVERT SIZES WITHIN THE LIMITS OF ANY EASEMENT.
3. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
5. RIGHT-OF-WAY WAS DEDICATED TO NO PARTY IN PARTICULAR IN D.B. 215, PG. 490 AND IS PRESENTLY BEING CLAIMED BY ADVERSE POSSESSION BY EDNA IRENE NORTON.
6. \* - MINIMUM LOWEST FLOOR ELEVATION ESTABLISHED BY PLANS ON FILE IN THE CITY OF ROANOKE ENGINEERING OFFICE (SEE SHEET 5 OF 7).

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTH	EAST
1	9825.44	8813.99
2	9997.59	8789.14
3	9996.97	8775.33
4	10056.68	8762.49
5	10146.19	8849.74
6	10192.93	9542.70
7	10262.32	9532.10
8	10367.94	9942.94
9	9865.07	10016.90
10	9672.39	9052.66
11	9753.73	9046.92
12	9744.61	8972.64
13	9841.28	8943.02
TOTAL ACREAGE = 12.278		

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT W.E. CUNDIFF COMPANY, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 14 TO 1, INCLUSIVE, SUBDIVIDED INTO "WESTCHESTER ESTATES" AND BEING PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED DECEMBER 21, 1971 FROM MINNIE W. CROWDER, WIDOW AND RECORDED IN DEED BOOK 935, PAGE 51 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, AND WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO JOHN L. HART, TRUSTEE, SECURING SOUTHWEST VIRGINIA SAVINGS & LOAN ASSOCIATION DATED APRIL 10, 1987 AND RECORDED IN DEED BOOK 1558, PAGE 1042 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE. THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL THE LAND (1.182 AC.) EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE LAND (0.015 AC.) SHOWN IN THE INTERSECTION OF NORWOOD ST. AND HOPE RD. AND ALL LAND SET APART FOR EASEMENTS OR OTHER PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE VIRGINIA LAND SUBDIVISION ACT.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF , 1987.

W.E. CUNDIFF COMPANY, INC.

BY: W.E. CUNDIFF PRESIDENT

BY: JOHN L. HART TRUSTEE

SOUTHWEST VIRGINIA SAVINGS & LOAN ASSOCIATION

BY: Pat Tester

STATE OF Virginia  
COUNTY OF Roanoke

I, Pat Tester, A NOTARY PUBLIC IN AND FOR THE AFORESAID State of Virginia AND STATE DO HEREBY CERTIFY THAT W.E. CUNDIFF, PRESIDENT OF W.E. CUNDIFF COMPANY, INC., JOHN L. HART, TRUSTEE AND Pat Tester WITH SOUTHWEST VIRGINIA SAVINGS & LOAN ASSOCIATION HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID State of Virginia AND STATE AND ACKNOWLEDGED THE SAME ON September 15, 1987.

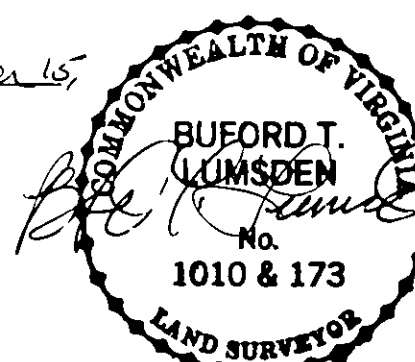
MY COMMISSION EXPIRES September 15, 1987.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON September 15, 1987, AT 4:00 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK

Shirley L. Johnson  
DEPUTY CLERK

NOTARY PUBLIC



APPROVED:  
Edward R. Tucker 9/19/87  
AGENT, ROANOKE CITY PLANNING COMMISSION  
Charles M. Hufnagle 9/19/87  
CITY ENGINEER, ROANOKE, VIRGINIA

PLAT OF  
"WESTCHESTER ESTATES"  
SHOWING THE SUBDIVISION  
OF A 12.278 ACRE TRACT  
CREATING NEW LOTS 1 THRU 18  
ROANOKE, VIRGINIA  
PROPERTY OF:  
W. E. CUNDIFF COMPANY, INC.

SCALE: 1" = 80' DATE: 1 SEPT. 1987  
BUFORD T. LUMSDEN & ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS  
ROANOKE, VIRGINIA

#88-416