

KNOW ALL MEN BY THESE PRESENTS:

That Oakland Estates, Incorporated is the fee simple owner and proprietor of the land hereon shown to be subdivided, known as Vista Heights (Two Sheets), bounded as shown hereon in detail by outside corners 1 to 10, inclusive, subject only to the lien of a certain deed of trust dated Aug. 1, 1959, from Oakland Estates, Incorporated to John D. Copenhaver and William A. Gibbons, Jr., Trustees, securing the Colonial American National Bank of Roanoke, Va., Trustees under the will of Harry H. Rudd, deceased, Beneficiary, of record in the Clerk's Office of the Circuit Court of Roanoke County in Deed Book 624, Page 199.

The undersigned owner and proprietor and Trustees, certify that the said subdivision as appears on this plat is with the consent and in accordance with the desire of the undersigned parties.

The said owner and proprietor, with the consent of the undersigned Trustees, hereby dedicates to and vests in the County of Roanoke, wherein said land lies such portions of the premises platted as are on this plat set apart for streets, alleys, easements or other public use, or for future street widening, in accordance with the provisions of the subdivision ordinance of the County of Roanoke, as amended, and the Virginia Land Subdivision Act.

The undersigned owner doth, by virtue of recordation of this plat, dedicate certain drainage easements of varying widths, as shown on the annexed plat, for drainage purposes, and the owner doth further, as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of the streets and alleys shown thereon by the Board of Supervisors of Roanoke County, on his own behalf and for and on account of his heirs, successors, devisees, and assigns, specifically release the County of Roanoke and the Virginia Department of Highways from any and all claim or claims for damages which such owner, his heirs, successors, devisees, and assigns, may have against the County or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets and alleys as shown on the plat of the land subdivided (or such changed streets or alleys as may be agreed upon in the future) and by reason of doing necessary grading, cutting, or filling for the purpose of placing such streets and alleys upon the proper grade as may, from time to time, be established by said County or Virginia Department of Highways, and said County or Virginia Department of Highways shall not be required to construct any retaining wall or walls along the streets and alleys and property lines thereof.

Witness the signature of said Corporation by W.A. Ingram, its President, with its Corporate Seal here unto affixed and duly attested by Elbert H. Waldron, its secretary, and the signature and seal of one of the aforesaid Trustees this the 4 day of MAY, 1960.

OAKLAND ESTATES, INCORPORATED

Attest:
By: Elbert H. Waldron
Secretary

By: W.A. Ingram
President

John D. Copenhaver William A. Gibbons Jr.
Trustees

State of Virginia To-wit:
County of Roanoke

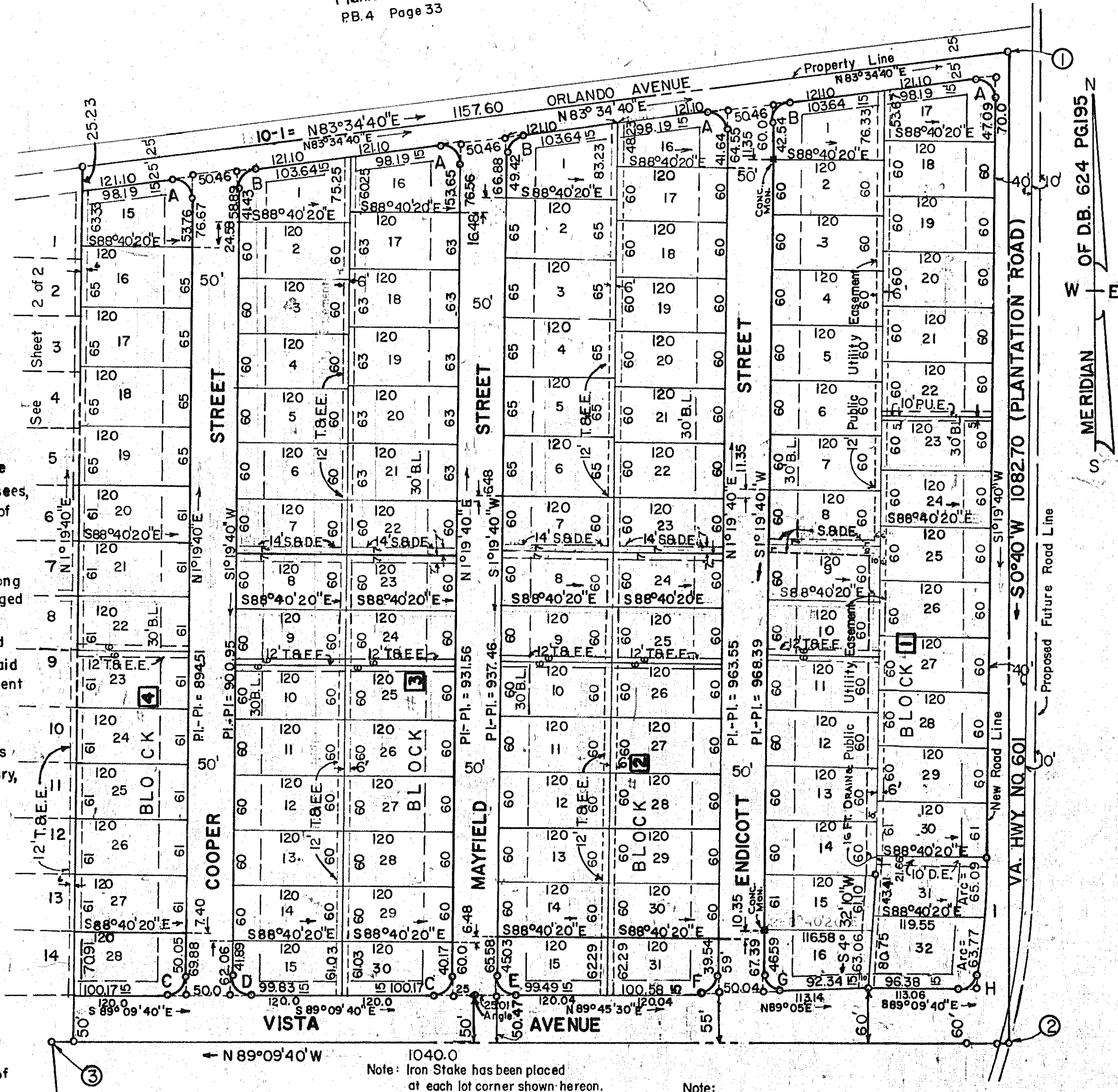
I, Mary Linda M. Smiley, a Notary Public in and for the County of Roanoke, in the State of Virginia, do hereby certify that W.A. Ingram, and Elbert H. Waldron, President and Secretary, respectively, of Oakland Estates, Inc., and John D. Copenhaver and William A. Gibbons, Jr., Trustees, whose names are signed to the foregoing writing dated the 4 day of MAY, 1960, have each personally appeared before me in my County and State aforesaid and acknowledged the same.

Given under my hand this 4 day of MAY, 1960.
My Commission expires: January 2, 1961.

Mary Linda M. Smiley
Notary Public

Note:
The above document duplicates dedication of Orlando Ave. of record in Plat BK. 4, Pg. 41.

Map of Section No. 1
Plantation Court
PB. 4 Page 33



Adjoining Samuel B. Stone Property

Note:
P.U.E. denotes Public Utility Easement.
B.L. denotes Minimum Building Line.
T.&E. denotes Telephone & Electric Easement.
D.E. denotes Drain Easement.
S.B.D.E. denotes Sewer & Drain Easement.

APPROVED SHEETS 1 & 2:

Edwin J. Turner 5/9/60
Chairman of Board of Supervisors of Roanoke County, Va. Date

John D. Copenhaver 5-9-60
Secretary of Roanoke County Planning Commission Date

H. Clitus Brooks 6-7-60
City Engineer of Roanoke, Virginia Date

Wm. K. Simbach 6-7-60
Agent Roanoke City Planning Commission Date

Nov. 4, 1959
I, hereby certify that this plat of survey is correct.
C.B. Malcolm & Son
State Cert. Surveyor

PLAT BOOK 4. PAGE 57

CURVE DATA									
Curve	Lot	Blk	Angle	Tan.	Rad.	Arc	Bearing	Chord	Dist.
A			97° 45'	22.91	20.0	34.12	S47° 32' 50" E	30.13	
B			82° 15'	17.46	20.0	28.71	N42° 27' 10" E	26.31	
C			89° 30' 40"	19.83	20.0	31.24	S 46° 05' 00" W	28.16	
D			90° 29' 20"	20.17	20.0	31.59	N13° 55' 00" W	28.40	
E			91° 34' 10"	20.55	20.0	31.96	N44° 27' 25" W	28.67	
F			88° 25' 50"	19.46	20.0	30.87	S45° 32' 35" W	27.89	
G			92° 14' 40"	20.80	20.0	32.20	N44° 47' 40" W	28.83	
H	32	1	79° 40'	16.68	20.0	27.81	S51° 00' 20" W	25.62	
I			9° 50' 40"	64.59	750.0	128.86	S6° 15' 00" W	128.70	
J	31	1	4° 58' 20"	32.56	750.0	65.09	S3° 48' 50" W	65.07	
K	32	1	4° 52' 20"	31.90	750.0	63.77	S8° 44' 10" W	63.75	

BOUNDARY DATA						
Line	Cor.	Bearing	Dist.	North (Cos)	South	East (Sin) West
1-2		S 0° 40' W	1082.70		1082.62	12.59
2-3		N89° 09' 40" W	1040.00	15.22		1039.88
3-4		S 4° 33' 40" E	361.80		360.65	28.77
4-5		S85° 30' 20" W	338.00		26.48	336.96
5-6		N55° 59' 40" W	320.00	1178.97		265.27
6-7		N72° 09' 40" W	246.96	75.65		235.09
7-8		N5° 05' 20" E	120.27	119.79		10.67
8-9		N17° 01' 20" W	1058.80	102.41		309.95
9-10		S86° 30' E	1011.86		61.77	1009.97
10-1		N83° 34' 40" E	1157.60	129.48		1150.33
Totals				1531.52	1531.52	2199.74

Boundary contains 50.946 Acres.

BLOCK 4 OF THIS MAP NULL AND VOID
SUPERCEDED BY REVISED MAP OF BLOCKS
4, 5, 6, AND 7 VISTA HEIGHTS, PLAT BOOK
4, PAGE 54.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on this 14 day of June, 1960, and with the certificates of Dedication and Acknowledgement, thereto annexed, is admitted to record at 2:45 o'clock P. M.
Teste: Ray H. Brown By Therese Shicks
Clerk Deputy Clerk

CAPTION LEGAL REFERENCE:
See Deed Book 624, Page 195 for conveyance to Oakland Estates Inc. by Colonial American National Bank of Roanoke, Executor and Trustee under the will of Harry H. Rudd, deceased and W.A. Ingram and Anita Durham Ingram.

Note: For Dedication of Orlando Ave. See Plat BK. 4, Pg. 41

SHEET 1 OF 2
MAP OF
VISTA HEIGHTS
PROPERTY OF
OAKLAND ESTATES INC.
ROANOKE COUNTY, VIRGINIA
By: C.B. Malcolm & Son
State Cert. Engrs.
DATE: NOV. 4, 1959 SCALE: 1"=100'
ROANOKE COUNTY SECTION 24