

BOUNDARY CLOSURE 6.07 ± ACRES						
LINE	BEARING	DISTANCE	NORTH COS	SOUTH	EAST SIN	WEST
1-2	N.76°45'20\"W.	255.93	58.64		249.12	
2-3	S.83°28'W.	118.43		13.47		117.66
3-4	S.63°41'20\"W.	203.00		89.98		181.97
4-5	S.8°50'E.	322.85		319.02	49.58	
5-5A	S.48°17'30\"W.	26.38		17.55		19.69
5A-6	S.69°28'W.	4.79		14.66		39.13
6-A	S.81°45'W.	60.00		8.61		59.38
A-B	N.60°10'W.	61.00	30.35			52.92
9-10	N.9°26'32\"W.	24.00	23.68			3.94
10-11	N.62°55'W.	63.00	28.68			56.09
11-12	N.83°40'W.	49.00		5.41		48.70
12-13	N.54°40'W.	61.48	35.56			50.16
13-14	N.32°36'50'E.	421.00	354.62		226.91	
14-15	N.89°31'30'E.	59.90	0.50		59.90	
15-16	N.72°19'30'E.	54.42	16.52		51.85	
16-17	N.54°57'30'E.	60.41	34.69		49.46	
17-18	N.79°49'10'E.	14.26	2.52		14.04	
18-19	N.62°24'30'E.	71.04	32.90		62.96	
19-20	N.87°53'30'E.	80.19	2.95		80.14	
20-21	S.65°31'30'E.	37.47		15.52		34.10
21-22	S.20°08'10\"W.	19.76		18.55		6.80
22-23	S.75°41'50'E.	99.38		24.55	96.30	
23-24	S.76°45'20'E.	442.90		101.47	431.12	
24-1	S.20°02'30\"W.	50.35		47.30		17.25
TOTALS			679.76	679.71	1156.36	1156.73

CURVE DATA				CHORD		
CURVE	LOT	BLK	ANGLE	TAN.	RAD.	ARC
1A	1	1	60°38'	146.19	250.00	264.56
1A	1	1	10°38'	23.26	250.00	46.40
1A	2	1	20°40'	45.58	250.00	90.17
1A	3	1	24°00'	53.14	250.00	104.72
1A	4	1	5°20'	11.64	250.00	23.27
2A	2	2	60°38'	175.42	300.00	317.48
2A	1	2	9°58'	26.16	300.00	52.19
2A	2	2	13°24'	35.24	300.00	70.16
2A	3	2	13°24'	35.24	300.00	70.16
2A	4	2	13°46'	36.21	300.00	72.08
2A	5	2	10°06'	26.51	300.00	52.89
1B	1	1	39°33'20\"	80.91	175.00	155.33
2B	GROSE	LINE	39°33'20\"	62.93	175.00	120.82

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON THIS 24 DAY OF March, 1961, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THEREOF ANNEXED IS ADMITTED TO RECORD AT 3:30 O'CLOCK P.M..

TESTE: ROY K. BROWN, CLERK.

BY: *Grace E. Ferguson*
DEPUTY CLERK

BOUNDARY CLOSURE CONTINUED HERE FROM LINE A-B						
LINES	BEARING	DISTANCE	NORTH COS	SOUTH	EAST SIN	WEST
B-C	S.84°13'20\"W.	90.60				90.14
C-D	N.18°00'W.	60.00	12.47	9.12		58.69
D-E	N.69°30'W.	40.00	14.01			37.47
E-F	N.83°40'W.	38.00	4.19			37.17
F-G	N.53°32'30\"W.	37.11	22.06			29.85

KNOW ALL MEN BY THESE PRESENTS: THAT PROFESSIONAL BUILDING CORPORATION OF VINTON IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS SECTION NO 2 - LYNN HAVEN PLACE, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ① TO ②④, INCLUSIVE, TO ①.

THE SAID OWNER AND PROPRIETOR FURTHER CERTIFIES THAT THE SUBDIVISION OF THIS LAND INTO LOTS, BLOCKS, AND STREET IS ENTIRELY WITH ITS FREE WILL AND CONSENT, AS REQUIRED UNDER SECTION 15-197 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED, AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE SAID OWNER HEREBY DEDICATES TO & 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, 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 DOETH, BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE CERTAIN DRAINAGE EASEMENTS OF VARYING WIDTHS, AS SHOWN ON THE ANNEXED PLAT, FOR DRAINAGE PURPOSES, AND THAT THE OWNER DOETH FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREET SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS MAY HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREET AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AND 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 STREET 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 STREET AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEAL OF SAID CORPORATION BY EDWARD B. LASSITER, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY C.R. WOODFORD, ITS SECRETARY ON THIS 2ND DAY OF MARCH, 1961.

Edward B. Lassiter
EDWARD B. LASSITER, PRESIDENT.

C.R. Woodford
C.R. WOODFORD, SECRETARY.

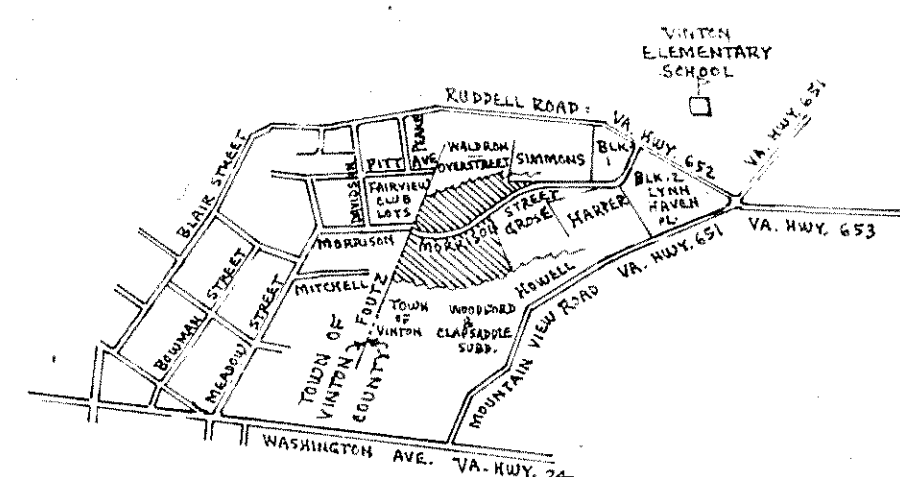
STATE OF VIRGINIA
CITY OF ROANOKE
A NOTARY PUBLIC,
I, MARY LINDA M. SMILEY, IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT EDWARD B. LASSITER AND C.R. WOODFORD, PRESIDENT AND SECRETARY, RESPECTIVELY, OF PROFESSIONAL BUILDING CORPORATION OF VINTON, WHOSE NAMES ARE TO THE FOREGOING WRITING DATED THE 2ND DAY OF MARCH 1961, HAVE EACH PERSONALLY APPEARED IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 2ND DAY OF MARCH, 1961.

My Commission expires January 2, 1965. *Mary Linda M. Smiley*
NOTARY PUBLIC

LEGAL REFERENCE:
FOR CAPTION PROPERTY SEE "SALEM" DEED BOOK 644-PAGE 296 FOR CONVEYANCE TO PROFESSIONAL BUILDING CORPORATION OF VINTON BY VIRGINIA B. SIMMONS ESTATE.

MAP OF SECTION NO 2
LYNN HAVEN PLACE
PROPERTY OF
PROFESSIONAL BUILDING CORPORATION OF VINTON
EDWARD B. LASSITER PRESIDENT C.R. WOODFORD SECRETARY
BEING
SITUATE ON MORRISON STREET
BETWEEN
LYNN HAVEN PLACE AND FAIRVIEW CLUB LOT CO.,
ADJOINING THE EASTERLY CORP. LIMITS OF VINTON,
ROANOKE COUNTY, VIRGINIA.
By: *C.B. Malcolm & Son*
VA. STATE CERT. ENGRS.



SKETCH SHOWING GENERAL LOCATION OF SECTION NO 2 - LYNN HAVEN PLACE CROSSHATCHED.

SCALE: 1" = ABOUT 1000'

FEBRUARY 28, 1961.
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

C.B. Malcolm & Son
VA. STATE CERT. SURVEYOR.

DATE: FEBRUARY 28, 1961. SCALE: 1"=100'