

KNOW ALL MEN BY THESE PRESENTS:

That Oak Grove Development Corporation is the fee simple owner and proprietor of the hereon shown to be subdivided, known as Section No. 3, Sugar Loaf Estates, bounded as shown hereon in detail by outside corners 1 to 23, inclusive; subject only to the lien of a certain deed of trust dated June 1, 1960, from Oak Grove Development Corporation to J. Thomas Engleby, Jr., and Ben M. Richardson, Trustees, securing J.T. Engleby, Jr., widower, Beneficiary, of record in the Clerk's Office of the Circuit Court of Roanoke County in Deed Book 645, Page 579.

The undersigned owner and proprietor and Trustees, and Beneficiary, 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, and Beneficiary hereby dedicates to and vests in the County of Roanoke, Virginia, 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 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 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 of Roanoke, Virginia or Virginia Department of Highways by reason of establishing proper grade lines on and along such streets as shown on the plat of the land subdivided (or such changed streets 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 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 property lines thereof.

Witness the signature of said Corporation by Henry Scholz, Jr., its president with its Corporate Seal here unto affixed and duly attested by Emmett Sherrill, its secretary, and the signature and seal of the aforesaid Trustees and Beneficiary this the 5 day of MAY, 1961.

OAK GROVE DEVELOPMENT CORPORATION

Attest:

By Emmett Sherrill By Henry Scholz, Jr.
Emmett Sherrill, Secretary Henry Scholz, Jr., President

J. Thomas Engleby, Jr. Ben M. Richardson
J. Thomas Engleby, Jr., Trustee Ben M. Richardson, Trustee

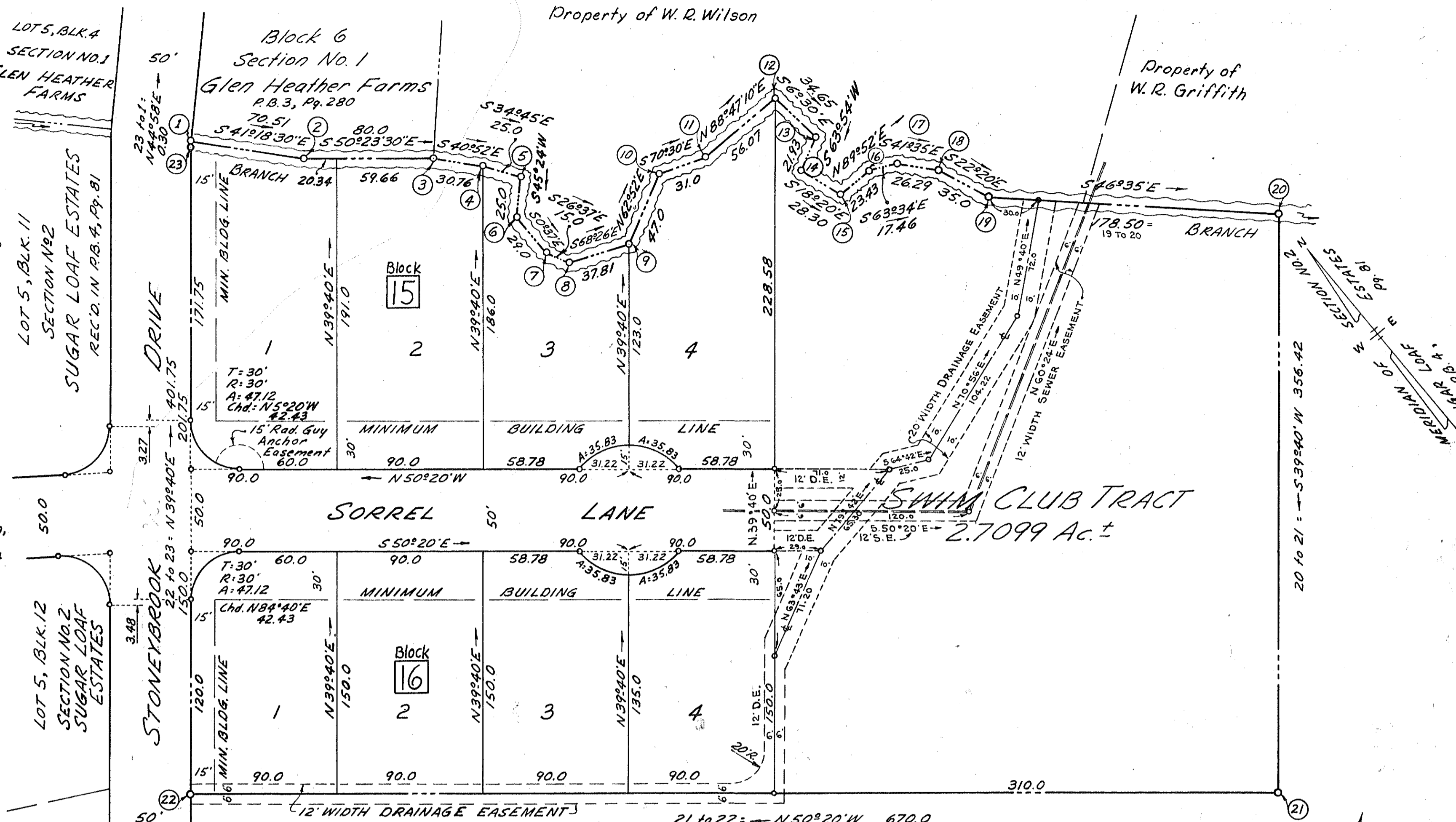
J.T. Engleby, Jr.
J.T. Engleby, Jr., widower, Beneficiary

State of Virginia } To Wit:
City of Roanoke }
I, Massy Linda M. Smiley, a notary public in and for the City and State aforesaid do hereby certify that Henry Scholz, Jr. and Emmett Sherrill, president and secretary, respectively of Oak Grove Development Corporation and J. Thomas Engleby, Jr., and Ben M. Richardson, Trustees, and J.T. Engleby, Jr., widower, Beneficiary, whose names are signed to the foregoing writing dated the 5 day of MAY, 1961, have each personally appeared before me in my City and State aforesaid and acknowledged the same.

Given under my hand this 5 day of MAY, 1961.

My Commission expires: January 2, 1965.

Massy Linda M. Smiley
Notary Public



BOUNDARY DATA:		Boundary Contains 5.800 Ac.±			
LINE	COR-COR	BEARING	DIST.	N. (Cos)	S. E. (Sin) W.
1-2		S41°18'30"E	70.51	52.96	46.54
2-3		S50°23'30"E	80.00	51.00	61.63
3-4		S40°52'E	30.76	23.26	20.13
4-5		S34°45'E	25.00	20.54	14.25
5-6		S45°24'W	25.00	17.55	17.80
6-7		S0°37'E	29.00	29.00	0.31
7-8		S26°37'E	15.00	13.41	6.72
8-9		S68°26'E	37.81	13.90	35.16
9-10		N62°52'E	47.00	21.43	41.83
10-11		S70°30'E	31.00	10.35	29.22
11-12		N88°47'10"E	56.07	1.19	56.06
12-13		S6°30'E	34.65	34.43	3.92
13-14		S63°54'W	21.93	9.65	19.69
14-15		S18°20'E	28.30	26.86	8.90
15-16		N89°52'E	23.43	0.05	23.43
16-17		S63°34'E	17.46	7.77	15.63
17-18		S41°35'E	26.29	19.66	17.45
18-19		S22°20'E	35.00	32.37	13.30
19-20		S46°35'E	178.50	122.68	129.66
20-21		S39°40'W	356.42	274.36	227.51
21-22		N50°20'W	670.00	427.67	515.74
22-23		N39°40'E	401.75	309.25	256.44
23-1		N44°58'E	0.30	0.21	0.21
Totals				759.80	759.75 780.79 780.74

APPROVED:
James J. Jervis 5/3/61
Ch. Board of Sup. Roke Co. Va. Date
H. Chute Broyles 5/15/61
Sec. Roke Co. Plann. Comm. Date
Wm. K. Sensbach 8-3-61
City Engr. of Roanoke Va. Date
Wm. K. Sensbach 6-1-61
Agent for Roke City Plann. Comm. Date

In the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, this map is presented on this 9 day of AUGUST, 1961, and with the certificates of Dedication and Acknowledgment thereto annexed, is admitted to record at 10:30 o'clock A.M.

Teste: Ray K. Buxton By James F. Tobey
Clerk Deputy Clerk

Caption Legal Reference:
Being a portion of the land conveyed to Oak Grove Devel. Corp. by J.T. Engleby, Jr., widower, in Deed Book 645, Page 577.

MAP OF
SECTION NO. 3
SUGAR LOAF ESTATES
PROPERTY OF
OAK GROVE DEVELOPMENT CORP.
SITUATE IN CAVE SPRING DIST. S. OF VA. HWY. 119
ROANOKE COUNTY, VIRGINIA
By C.B. Malcolm & Son
State Cert. Engrs.
DATE: MAY 5, 1961 SCALE: 1"=50'

Comm. No. 11939 C.B.M. Roanoke Co. Section No. 18
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