

CURVE DATA	CHORD
CURVE ANGLE RADIUS TANGENT ARC BEARING DIST.	
A 40°30' 100.00 34.89 70.69 N 57°46'16" E 65.82	
B 40°30' 150.00 55.34 106.03 N 57°46'16" E 103.83	
LOT 1 17°38' 150.00 23.18 45.99 S 44°18'12" W 45.81	
LOT 4 22°56' 150.00 30.43 60.04 S 66°33'14" W 59.64	
C 23°53'1/2 200.00 42.31 83.40 N 59°28'14" E 82.79	
LOT 14 21°57' 200.00 38.75 76.62 N 50°26'14" E 76.15	
LOT 15 15°54'1/2 200.00 3.39 6.78 N 38°29'44" E 6.78	
D 11°52'1/2 150.00 15.40 31.09 N 43°27'34" E 31.03	
E 68°11' 20.00 13.54 23.80 N 27°19'14" E 22.42	
F 11°53' 20.00 31.73 40.34 N 72°49'14" W 33.84	
G 10°02' 135.00 99.63 198.75 N 11°47'14" W 198.50	
LOT 9 12°02' 135.00 10.24 20.47 N 16°17'14" W 20.46	
LOT 10 3°33' 135.00 35.17 70.32 N 13°59'14" W 70.31	
LOT 11 3°33' 135.00 35.17 70.32 N 10°26'14" W 70.31	
LOT 12 1°54' 135.00 18.82 37.64 N 7°43'14" W 37.63	
H 10°02' 185.00 104.02 207.51 N 11°47'14" W 207.25	
LOT 23 0°42' 185.00 7.93 15.85 N 16°22'14" W 15.85	
LOT 24 3°08' 185.00 32.59 65.15 N 14°27'14" W 65.14	
LOT 25 3°08' 185.00 32.59 65.15 N 11°18'14" W 65.14	
LOT 26 2°58' 185.00 30.68 61.36 N 8°15'14" W 61.35	
J 90°00' 20.00 20.00 31.42 N 51°44'14" W 28.28	
K 98°17' 20.00 23.12 34.31 S 34°05'14" E 30.25	
L 90°00' 20.00 20.00 31.42 N 38°14'14" E 28.28	
M 79°01' 20.00 16.49 27.58 N 57°15'14" W 25.45	
N 89°17'1/2 175.00 85.18 170.04 N 10°44'14" W 169.89	
LOT 10 153°12' 175.00 17.00 33.67 N 14°14'14" W 33.66	
LOT 11 3°40' 175.00 37.67 75.19 N 11°35'14" W 75.18	
LOT 12 2°59' 175.00 30.60 61.18 N 8°15'14" W 61.17	
P 102°38' 40.00 44.74 71.64 S 16°39'14" E 60.77	
LOT 15 2°43' 40.00 44.74 71.64 S 16°39'14" E 60.77	
LOT 16 2°43' 40.00 44.74 71.64 S 16°39'14" E 60.77	
LOT 17 1°21' 225.00 14.44 28.86 N 15°23'14" W 28.86	
LOT 18 3°02'1/2 225.00 32.52 65.03 N 12°11'14" W 65.02	
LOT 19 3°02'1/2 225.00 32.52 65.03 N 9°08'14" W 65.02	
LOT 20 0°51'1/2 225.00 3.18 18.35 N 7°11'14" W 18.35	

BOUNDARY LINE CALCULATIONS						
CURTS.	BEARING	DIST.	N.	S.	E.	W.
1-2	S 67°59'W	696.26		260.97		645.41
2-3	N 12°48'E	1313.02	1280.39			290.90
3-4	N 70°42'E	780.26	257.88		736.41	
4-5	S 0°22'E	502.04		502.03	3.21	
5-6	S 1°37'W	113.00		112.95		3.15
6-1	S 16°48'E	691.85		662.82	199.96	
TOTALS			1538.27	1538.27	939.58	939.58

TOTAL AREA IN BOUNDARY = 20.358 AC.

CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
R	102°38'	40.00	44.74	71.64	N 16°39'14" W	60.44
S	102°38'	40.00	44.74	71.64	S 16°39'14" E	60.44
107.15	98°55'	40.00	44.77	69.05	S 18°03% E	60.79
107.16	37°43'	40.00	3.30	2.59	S 32°39% W	2.59
T	102°38'	40.00	44.74	71.64	N 15°03% W	62.44
U	102°38'	40.00	44.74	71.64	S 15°03% W	62.44
107.1	9°33% E	40.00	44.72	67.45	S 18°03% E	59.74
107.2	6°00'	40.00	2.10	4.19	S 33°15% W	4.19

THE FOLLOWING RESERVATIONS AND RESTRICTIONS ARE MADE COVENANTS, RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON, FOR A PERIOD OF 30 YEARS FROM THE DATE OF RECORDATION OF THIS MAP:

- NO STRUCTURES SHALL BE ERECTED ON THIS LAND, OTHER THAN ONE OR TWO FAMILY PRIVATE DWELLING HOUSES WITH NECESSARY OUTBUILDINGS.
- NO DWELLING TO HAVE NOT LESS THAN 1000 SQUARE FEET OF LIVABLE FLOOR SPACE.
- NO TRAILER, BASEMENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS, ERECTED ON ANY BUILDING SITE, SHALL BE USED AT ANY TIME AS A RESIDENCE, TEMPORARY OR PERMANENTLY, NOR SHALL A RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
- THE LOTS ARE SUBJECT TO THE UTILITY EASEMENTS, AS SHOWN HEREON, AS WELL AS NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.
- IF THE OWNERS OF THIS SUBDIVISION, OR ANYONE CLAIMING UNDER THEM, SHALL VIOLATE, OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND EITHER TO PREVENT HIM OR THEM FROM DOING SO OR TO RECOVER DAMAGES.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RICHARD R. HAMLETT AND NANCY M. HAMLETT, HIS WIFE ARE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 AND KNOWN AS "HAMLETT ESTATES" WHICH COMPRISES ALL OF THE LAND CONVEYED TO THE SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 658 PAGE 531, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO T.L. PLUNKETT, JR. AND A.T. LOYD, TRUSTEES, SECURING THE L.B.F. BUILDING COMPANY, INC., RECORDED IN DEED BOOK 658 PAGE 534 IN THE ADDRESSAND CLERK'S OFFICE.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND BENEFICIARY DO BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR 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 OWNERS, THEIR HEIRS, DEVISEES AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON JULY 20, 1961.

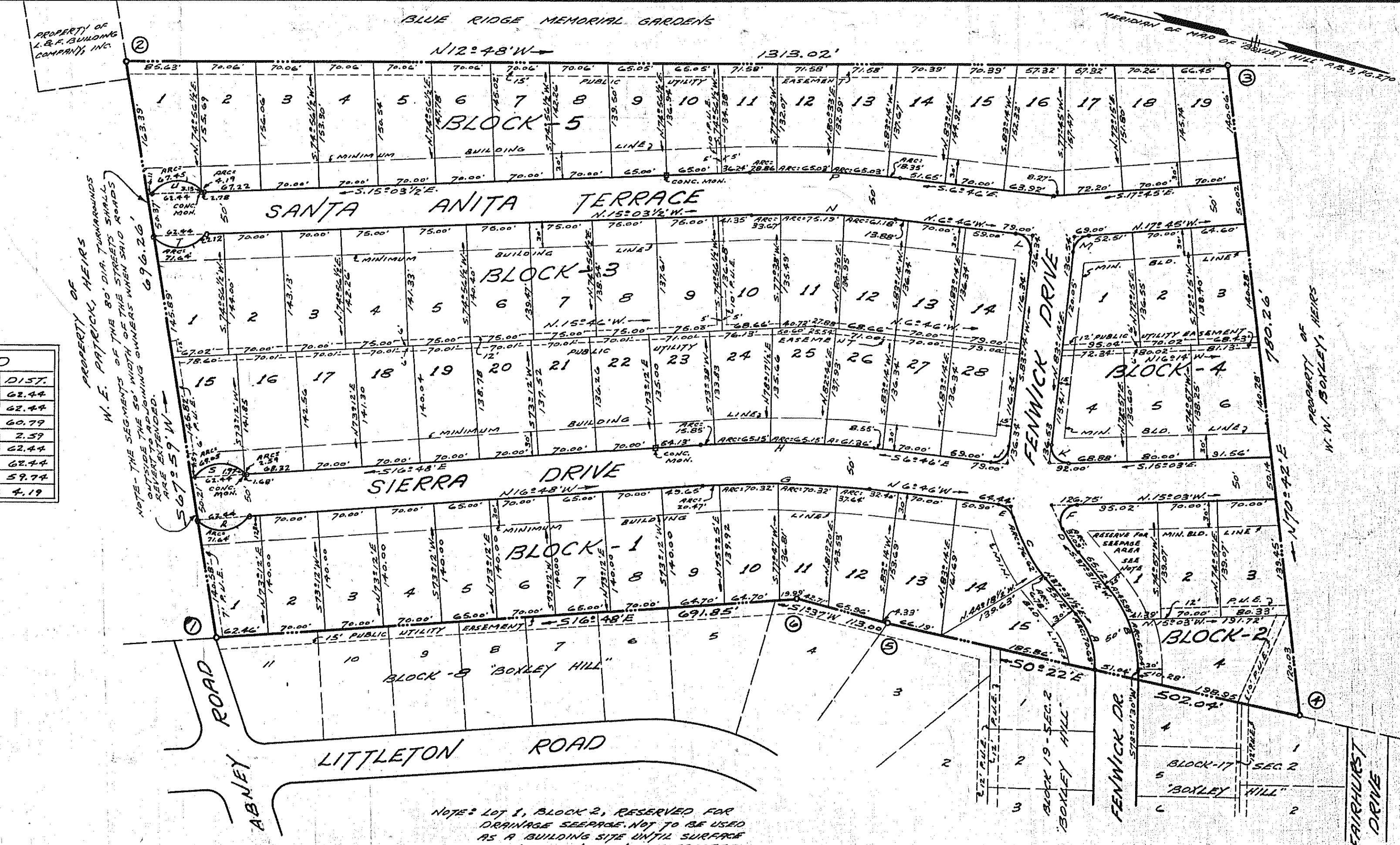
T.L. Plunkett, Jr.
T.L. PLUNKETT, JR.
ACTING TRUSTEE

Nancy M. Hamlett
NANCY M. HAMLETT
OWNER

Richard R. Hamlett
RICHARD R. HAMLETT
OWNER

James R. Franklin
JAMES R. FRANKLIN
SECRETARY

L.B.F. BUILDING COMPANY, INC.
L.B.F. BUILDING COMPANY, INC.
PRESIDENT

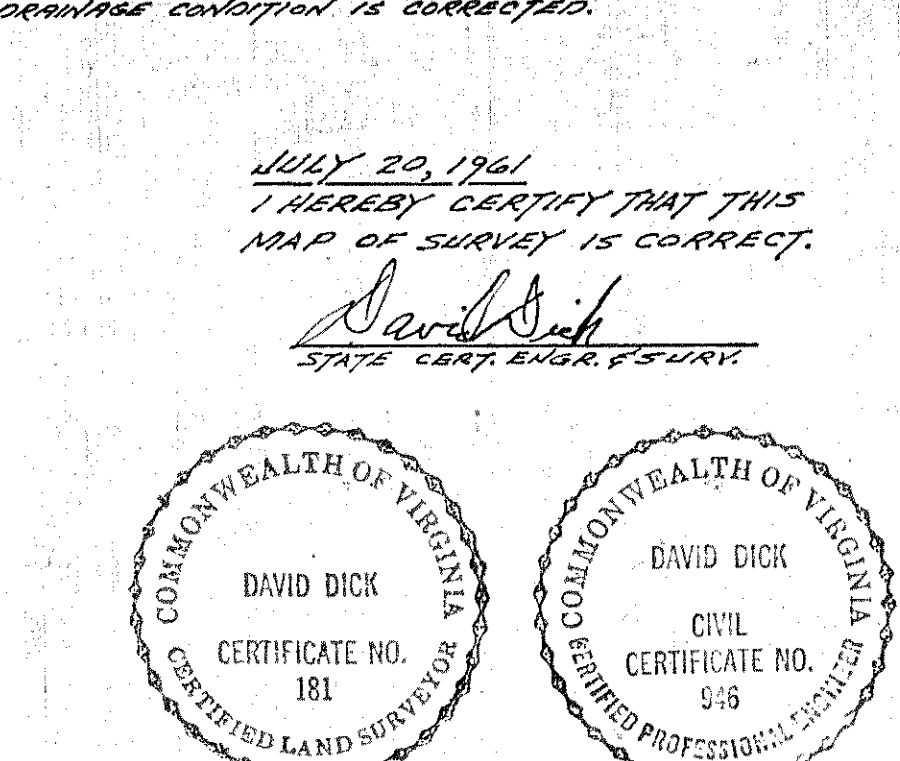


STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE }

John C. Glassow
JOHN C. GLASSOW, A
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND
STATE DO HEREBY CERTIFY THAT RICHARD R. HAMLETT
AND NANCY M. HAMLETT, HIS WIFE, OWNER, AND T.L.
PLUNKETT, JR., ACTING TRUSTEE, AND JAMES R. FRANKLIN, PRESIDENT AND SECRETARY RE-
SPECTIVELY, OF L.B.F. BUILDING COMPANY, INC.,
BENEFICIARY, WHOSE NAMES AS SUCH ARE SIGNED
TO THE FOREGOING WRITING DATED JULY 20, 1961
1961, HAVE EACH PERSONALLY APPEARED BEFORE
ME IN MY AFORESAID CITY AND STATE AND ACK-
NOWLEDGED THE SAME ON JULY 20, 1961.

Nov 14, 1961
NOT COMMISSION EXPIRES

John C. Glassow
JOHN C. GLASSOW
NOTARY PUBLIC



IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT FOR ROANOKE COUNTY,
VIRGINIA, THIS MAP IS PRESENTED
ON JULY 20, 1961, AND WITH
THE CERTIFICATES OF ACKNOWLEDGE-
MENT AND DEDICATION THERETO
ANNEXED IS ADMITTED TO RECORD
AT 12:00 O'CLOCK P.M.

Roy H. Bixler
ROY H. BIXLER
CLERK

James R. Franklin
JAMES R. FRANKLIN
SECRETARY

APPROVED:

Edwin J. Travel
EDWIN J. TRAVEL
CHAIRMAN, BOARD OF SUPERVISORS OF ROANOKE CO.

James R. Franklin
JAMES R. FRANKLIN
AGENT, ROANOKE CITY PLANNING COMMISSION

H. Clinton Broyles
H. CLINTON BROYLES
CITY ENGINEER OF ROANOKE, VIRGINIA

MAP
of
HAMLETT ESTATES
PROPERTY OF
RICHARD R. HAMLETT, et ux
ROANOKE CO., VIRGINIA

BY DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS

DATE: JULY 20, 1961 SCALE: 1" = 100'