

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

That the heirs of John O. Boyd, Sr., who are Nell S. Boyd, (widow of John O. Boyd, Sr.), John O. Boyd, Jr., whose wife is Lois Jane Boyd, Katherine B. McDowell, whose husband is John C. McDowell, Jr., William S. Boyd, whose wife is Carol O. Boyd, and Nell Boyd Hopkins, whose husband is J. Thomas Hopkins, Jr., are the fee simple owners and proprietors of the land shown hereon to be subdivided, known as Section C, Edgell, and bounded as shown hereon in detail by corners 1-7-1, inclusive.

That John O. Boyd, Jr., is the Agent and Attorney in Fact for the said heirs.

That said property is not subject to any lien or encumbrance.

That said owners and proprietors

do hereby certify that the subdivision as appears on this plat is made with their own free will and consent and in accordance with their desire,

as required by The Virginia Land Subdivision Act of the 1950 Code of Virginia, as amended to date and as required by the Subdivision Ordinances of the City and County of Roanoke, as amended to date.

The said owners and proprietors hereby dedicate to and vest in the County of Roanoke and the City of Roanoke, wherein said land lies, such portions of the premises platted as are on this plat set apart for streets and easements.

The undersigned owners do, by virtue of this plat and as a condition precedent to the approval of the final plat and subdivision and the acceptance of the dedication of streets shown hereon by the Board of Supervisors of Roanoke County, Virginia, and the Roanoke City Planning Commission on their own behalf and for and on account of their heirs, successors and assigns, specifically release the City of Roanoke, the County of Roanoke and the Virginia Department of Highways from any and all claim or claims for damages which such owners, their successors or assigns, may have against the City of Roanoke, Virginia, the County of Roanoke, Virginia, or the 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 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 City of Roanoke, County of Roanoke, or Virginia Department of Highways, and said City of Roanoke, County of Roanoke, and Virginia Department of Highways, shall not be required to construct any retaining wall or walls along the streets and property lines thereof.

Given this 7th day of Nov. 1962.

Nell S. Boyd (widow of John O. Boyd, Sr.)
John O. Boyd, Jr. and Lois Jane Boyd, his wife
Katherine B. McDowell and John C. McDowell, Jr., her husband
William S. Boyd and Carol O. Boyd, his wife
Nell Boyd Hopkins, and J. Thomas Hopkins, Jr., her husband

By: John O. Boyd, Jr. (SEAL)
Agent and Attorney in Fact

Pursuant to power of Attorney Dated April 13, 1960
and recorded on April 26, 1960 in Clerk's Office of the Circuit Court of Roanoke County, Virginia in D.B. 639 Pg. 190.

Pursuant to power of Attorney Dated October 4, 1962.
Recorded Nov. 1, 1962 in Clerk's Office of the Circuit Court of Roanoke County, Virginia as Instrument No. 5322 and also recorded Nov. 1, 1962 in Clerk's Office of the Hustings Court of the City of Roanoke, Virginia as Instrument No. 4489.

RESERVATIONS AND RESTRICTIONS

The following reservations and restrictions are made covenants running with the title to the lots shown hereon and shall run for a period of 25 years from the date of recordation of this map.

- These lots shall be for single family residential use only.
- No residence shall be constructed whose construction cost is less than \$20,000 based on costs of labor and materials in 1962.
- Lots are subject to building line and easements as shown on plat.

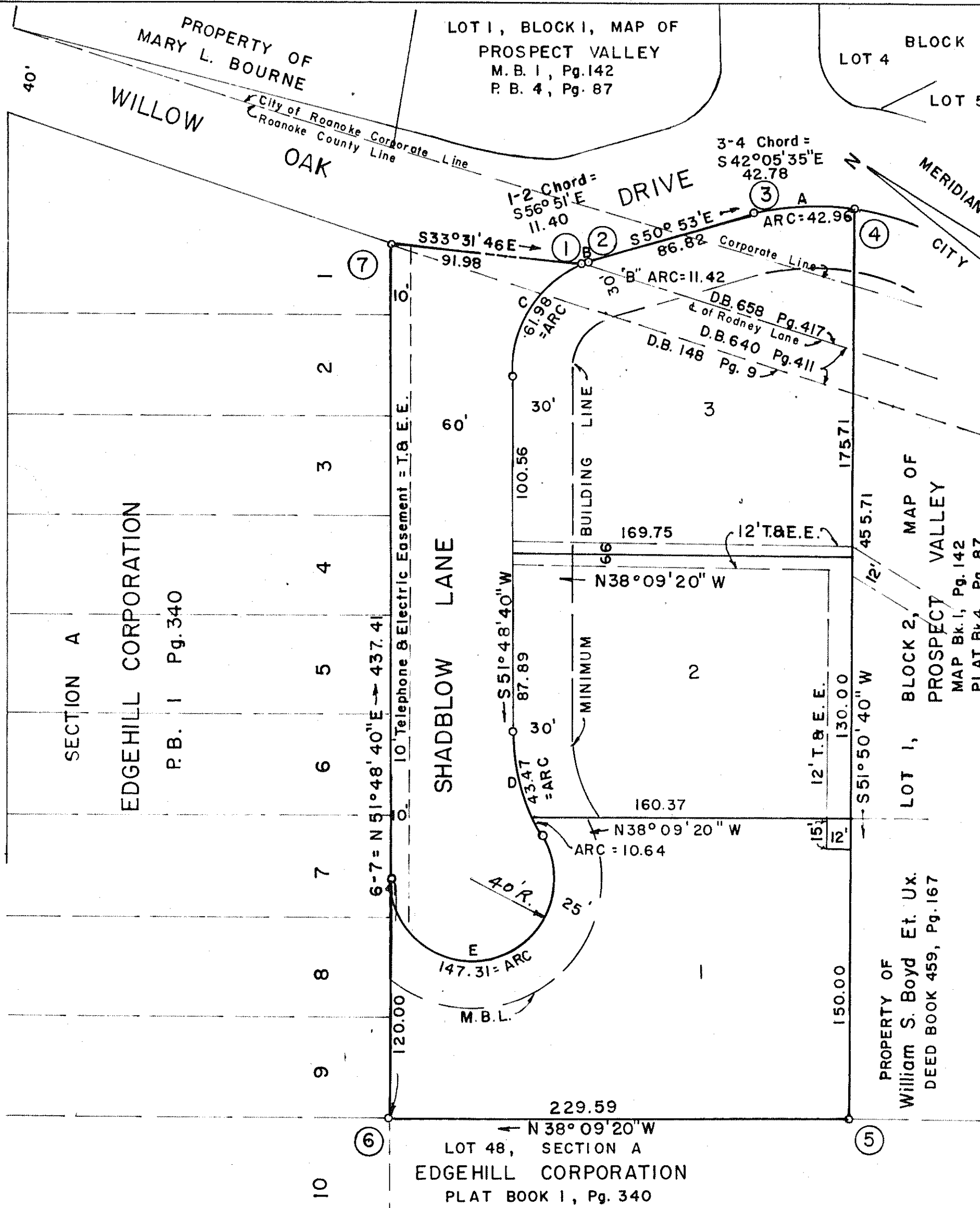
State of Virginia : To Wit:
City of Roanoke

I, Mary Linda M. Smiley, a notary public in and for the City of Roanoke, in the State of Virginia, do hereby certify that John O. Boyd, Jr., Agent and Attorney in Fact, for Nell S. Boyd (widow of John O. Boyd, Sr.), John O. Boyd, Jr. and Lois Jane Boyd, his wife, Katherine B. McDowell and John C. McDowell, Jr., her husband, William S. Boyd and Carol O. Boyd, his wife, and Nell Boyd Hopkins and J. Thomas Hopkins, Jr., her husband, whose name is signed to the foregoing writing dated the 7 day of November, 1962, has personally appeared before me in my city and state aforesaid, and acknowledged the same.

Given under my hand this 7 day of November, 1962.

My Commission expires Jan. 2, 1965.

Mary Linda M. Smiley
NOTARY PUBLIC

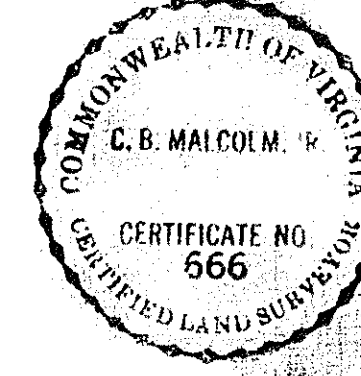


BOUNDARY DATA

Corner	East	North
1.	1134.809	1281.621
2.	1144.353	1275.387
3.	1211.714	1220.612
4.	1240.391	1188.867
5.	882.050	907.330
6.	740.209	1087.865
7.	1084.002	1358.296

Origin of coordinates assumed.

Area = 2.325 Acres more or less.



CURVE DATA				Chord		
Curve	Lot	Central Angle	Radius	Arc	Dist.	Bearing
A	3	17° 34' 50"	140.00	42.96	42.78	S42°05'35"E
B	3	11° 56' 00"	54.85	11.42	11.40	S56°51'E
C	3	65° 22' 20"	54.32	61.98	58.67	S84°29'50"W
D		31° 00' 10"	100.00	54.11	53.44	S36°18'35"W
D	2	24° 54' 30"	100.00	43.47	43.13	S39°21'25"W
D	1	6° 05' 40"	100.00	10.64	10.63	S23°51'20"W
E	1	21° 00' 10"	40.00	147.31	77.09	N53°41'25"W

APPROVED:

Thomas K. Smyth 12-6-62
AGENT - ROANOKE CITY PLANNING COMMISSION DATE

H. Clitus Broyles 12-12-62
CITY ENGINEER OF ROANOKE, VIRGINIA DATE

James M. Lawrence 11/27/62
EXECUTIVE SECRETARY ROANOKE CO. PLANNING COMM. DATE

William S. Boyd 11/28/62
CHAIRMAN OF ROANOKE CO. BOARD OF SUPERVISORS DATE

LEGAL REFERENCES:

Property embraced within this map consists of the northwest part of property conveyed to John O. Boyd by Edgell Corporation by deed dated June 28, 1925, of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 148, Page 9; and a parcel of land conveyed to Nell Stephenson Boyd, et al., by Oak Grove Development Corporation by deed dated February 9, 1961, and recorded in the aforesaid Clerk's Office in Deed Book 658, Page 417.

For vacation of south one half of Rodney Lane: See Instrument of Vacation dated October 1, 1959, recorded in the aforesaid Clerk's Office in Deed Book 640, page 411, said vacation being approved by the Board of Supervisors of Roanoke County on May 16, 1960, and the order approving said vacation being recorded in Volume 16 of the Supervisors' Order Book, page 95.

NOV. 1, 1962

I, hereby, certify that this map of Sec. No. C, Edgell is correct and the property embraced within this map consists of: 1. The northwest part of property conveyed to John O. Boyd by Edgell Corp. by deed dated June 28, 1925, of record in the Clerk's Office of the Circuit Court of Roanoke County, Va., in D.B. 148 Pg. 9. 2. A parcel of land conveyed to Nell Stephenson Boyd, et al., by Oak Grove Development Corp. by deed dated February 9, 1961, and recorded in the aforesaid Clerk's Office in Deed Book 658 Page 417. 3. For vacation of south one half of Rodney Lane: see Instrument of Vacation dated Oct. 1, 1959, recorded in the aforesaid Clerk's Office in D.B. 640 page 411, said vacation being approved by the Board of Supervisors of Roanoke Co. on May 16, 1960, and the order approving said vacation being recorded in Vol. 16 of the Supervisors' Order Book, Page 95.

C. B. Malcolm, Jr.
State Cert. Surveyor

MAP OF
SECTION NO. C
EDGEHILL
SHOWING PROPERTY OF
HEIRS OF JOHN O. BOYD, Sr.
ROANOKE CITY & CO., VIRGINIA
By: C. B. Malcolm & Son
State Cert. Engrs.
DATE: NOV. 1, 1962 SCALE: 1"=50'
COMM. NO. 13930