

KNOW ALL MEN BY THESE PRESENTS:

THAT OAKLAND ESTATES, INCORPORATED, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND HEREON, KNOWN AS MAP OF OAKLAND ESTATES.

(See Insert to the right)

THE SAID OWNER AND PROPRIETOR & TRUSTEES CERTIFY THAT THE SUBDIVISION OF THIS LAND INTO LOTS, BLOCKS, AND STREETS IS ENTIRELY WITH ITS FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED. THE SAID OWNER, 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 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 STREETS AND ALLEYS SHOWN THEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS 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, ITS 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 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 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 AND RETAINING WALL OR WALLS ALONG THE STREETS AND ALLEYS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURE OF SAID CORPORATION BY ELBERT H. WALDRON, ITS PRESIDENT, WITH ITS CORPORATE SEAL HERE UNTO AFFIXED AND DULY ATTESTED BY W.E. CUNDIFF, ITS SECRETARY, ON THIS 15 DAY OF MAY, 1963.

OAKLAND ESTATES, INCORPORATED ATTEST:

Elbert H. Waldron
PRESIDENT
John D. Copenhaver (SEAL)
TRUSTEE
William A. Gibbons Jr. (SEAL)
TRUSTEE

STATE OF VIRGINIA TO WIT:
CITY OF ROANOKE

I, ELMER M. COX, A NOTARY PUBLIC IN AND FOR CITY OF ROANOKE, IN THE COUNTY OF ROANOKE IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT ELBERT H. WALDRON AND W.E. CUNDIFF PRESIDENT AND SECRETARY RESPECTIVELY, OF OAKLAND ESTATES, INC., WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 15 DAY OF MAY, 1963, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND THIS 15 DAY OF MAY, 1963.

MY COMMISSION EXPIRES MARCH 9, 1965.

Elmer M. Cox
NOTARY PUBLIC

APPROVED:

Don J. Givens 6/7/63
CHAIRMAN OF BOARD OF SUPERVISORS
OF ROANOKE COUNTY, VIRGINIA.
W. C. H. Rogers 6-12-63
CITY ENGINEER OF ROANOKE, VA.
W. M. K. Samsel 6-10-63
AGENT FOR CITY OF ROANOKE
PLANNING COMMISSION.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED ON THIS 13 DAY OF 1963, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 1:00 O'CLOCK P.M..

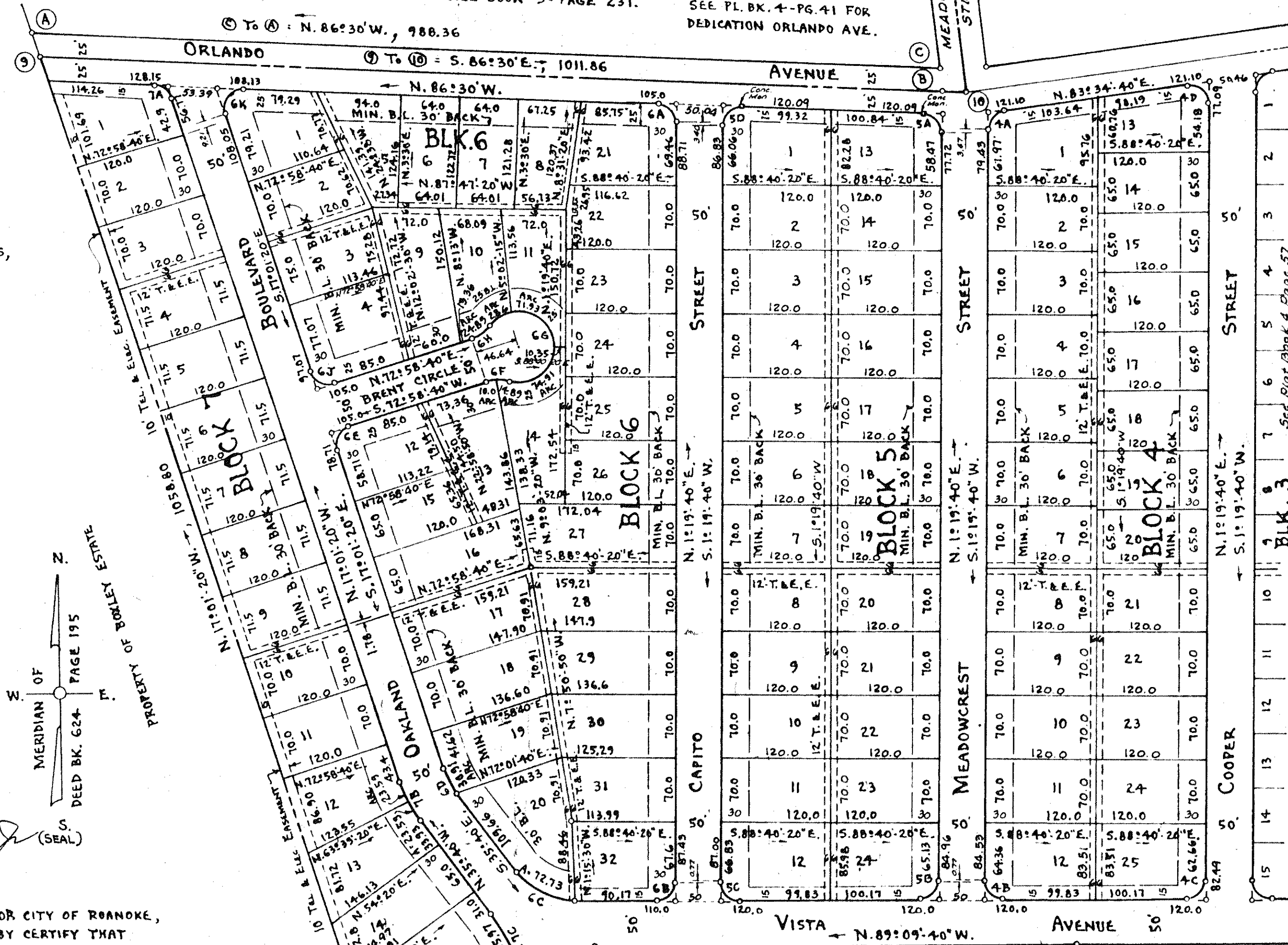
TESTE: *Ray K. Brown*, CLERK.
BY: *Thurmond Hanks*
DEPUTY CLERK

INSERT
Subject only to the lien of a certain deed of trust dated Aug. 1, 1959, from Oakland Estates, Inc. to John D. Copenhaver and William A. Gibbons, Jr., Trustees securing the Colonial American National Bank of Roanoke, Va., Trustee 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, Pg. 199.

MILLER E. PETTY PROPERTY - WILL BOOK 5 - PAGE 231.

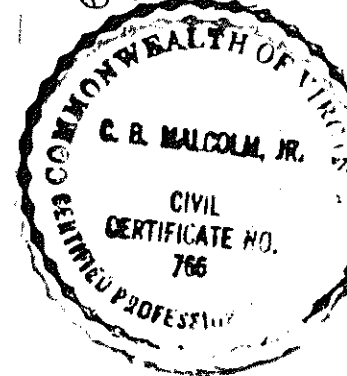
SEE PL. BK. 4 - PG. 41 FOR DEDICATION ORLANDO AVE.

MAP OF SECTION No. 1
PLANTATION COURT
PL. BK. 4 - PG. 33.



UNDIVIDED PROPERTY OF
OAKLAND ESTATES, INC.
DEED BOOK 624 - PAGE 195

PROPERTY OF
R. D. NININGER
SEE MAP OF T. P. NELMS
PARTITION OF ESTATE
PLAT BK. #1 - PAGE 153.



MAY 15, 1963.

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

C. B. Malcolm Jr.
VIRGINIA STATE CERT. SURVEYOR.

CURVE DATA

Curve	Lot	Blk	Angle	Tangent	Radius	Arc	CHORD	Bearing	Dist.
4A	1	4	82°15'	17.46	20	28.71	5.42°27'10"W		26.31
4B	12	4	90°29'20"	20.17	20	31.59	5.13°55'E		28.40
5A	13	5	87°49'40"	19.25	20	30.66	5.42°35'10"E		27.74
5B	24	5	89°30'40"	19.83	20	31.24	N46°05'E		28.16
5C	12	5	90°29'20"	20.17	20	31.59	5.13°55'E		28.40
5D	1	5	92°10'20"	20.77	20	32.17	N37°24'50"E		28.81
6A	21	6	87°49'40"	19.25	20	30.66	5.42°35'10"E		27.74
6B	32	6	89°30'40"	19.83	20	31.24	N46°05'E		28.16
6C	20	6	53°29'40"	39.26	77.90	72.73	N62°24'50"W		70.12
6D	19	6	18°38'40"	15.59	95	30.91	N26°20'40"W		30.78
6E	12	6	90°	20.00	20	31.41	N27°58'40"E		28.28
6F	6	6	35°39'30"	12.87	40	24.89	S87°11'35"E		24.50
6F	13	6	14°20'	5.03	40	10.00	N80°08'40"E		9.98
6F	14	6	21°19'30"	7.53	40	14.89	S82°01'35"E		14.80
6G	6	6	25°1'19"	00	40	175.45	S17°01'20"E		65.00
6G	14	6	107°18'30"	54.36	40	74.91	S55°08'55"W		64.44
6G	11	6	103°02'30"	50.32	40	71.93	S50°11'35"E		62.63
6G	10	6	40°58'	14.94	40	28.60	N57°48'10"E		28.00
6H	10	6	35°39'30"	12.87	40	24.89	S55°08'55"W		24.50
6J	4	6	90°	20	20	31.41	N62°01'20"W		28.28
6K	1	6	110°31'20"	28.84	20	38.58	N38°14'20"E		32.87
7A	1	7	69°28'40"	13.87	20	24.25	S51°45'40"E		22.79
7B	7	7	18°38'40"	23.80	145	47.18	S26°20'40"E		46.98
7B	12	7	9°19'20"	11.84	145	23.59	S21°41'00"E		23.56
7B	13	7	9°19'20"	11.84	145	23.59	S31°00'20"E		23.56
7C	15	7	15°59'00"	28.08	200	55.79	S27°40'30"E		55.61
7D	16	7	18°08'20"	31.93	200	63.32	S10°36'50"E		63.05
X			110°31'20"	36.05	25	48.22	N35°34'40"E		41.09
Y			18°08'20"	39.91	250	79.15	N10°36'50"W		78.81
4C	25	4	89°30'40"	19.83	20	31.24	S46°05'00"W		28.16
4D	13	4	97°45'	22.91	20	34.12	S47°32'50"E		30.13

Note:
T. & E. E. denotes Telephone and Electric Easement.
B. L. denotes Minimum Building Line.

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: THIS MAP, WHEN RECORDED, CHANGES NAME AND DATE ONLY AND SUPERCEDES REVISED MAP OF BLOCKS 4, 5, 6, AND 7, VISTA HEIGHTS, DATED SEPT. 12, 1960, AND RECORDED IN PLAT BOOK 4 - PAGE 14.

MAP OF

OAKLAND ESTATES

FORMERLY VISTA HEIGHTS, BLOCKS 4, 5, 6 & 7
PROPERTY OF OAKLAND ESTATES, INCORPORATED

ELBERT H. WALDRON
PRESIDENT

W. E. CUNDIFF
SECRETARY

ROANOKE CO.,

VIRGINIA.

BY: C. B. MALCOLM & SON
VA. STATE CERT. ENGRS.

DATE: MAY 15, 1963.

SCALE: 1"=100'