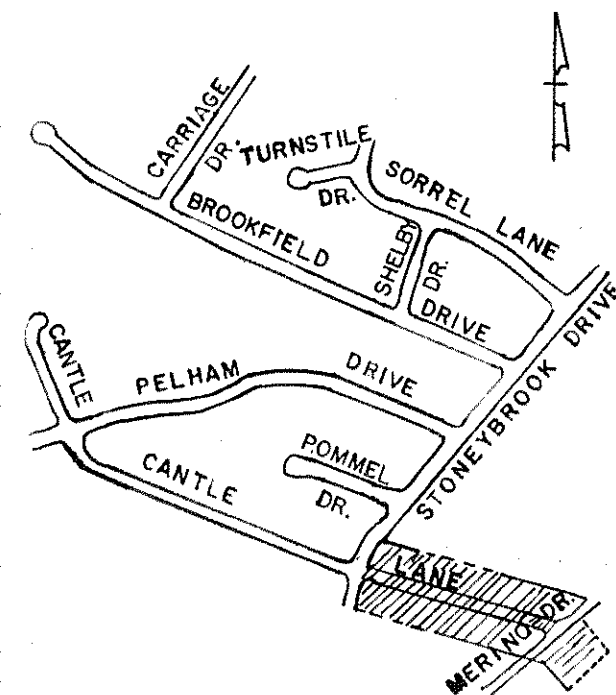


BOUNDARY DATA						
Boundary Contains 7.338 Acres ±						
CORNER	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	N15°14'E	245.52	236.89		64.51	
2-3	N27°27'E	74.06	65.72		34.14	
3-4	N39°40'E	14.55	11.20		9.29	
4-5	S75°08'50"E	889.10		227.91	859.40	
5-6	S41°44'50"E	50.00		37.30	33.29	
6-7	S48°15'10" W	150.10		99.94		111.99
7-8	S41°44'50"E	181.64		135.52	120.95	
8-9	S49°53'03" W	200.08		128.92		153.01
9-10	N41°44'50"W	175.95	131.27			117.16
10-11	S48°15'10" W	13.96		9.30		10.41
11-12	N74°42'25"W	59.59	15.72			57.48
12-1	N75°08'50"W	694.74	178.09			671.53
TOTAL			6388.9	638.89	1121.58	1121.58

CURVE DATA									
Curve	Lot	Bk	ANGLE	TAN	RAD	ARC	CHORD		
							BEARING		DIST.
A	1	19	89°37'10"	29.80	30.0	46.92	N60°02'35"E		42.28
B	7	19	123°24'00"	55.72	30.0	64.61	S13°26'50"E		52.83
C	1	20	90°22'50"	30.20	30.0	47.32	N29°57'25"W		42.57
D	8	20	56°36'00"	16.15	30.0	29.64	S76°33'10"W		28.44
E	1	20	24°26'	37.89	175.0	74.63	N27°27'E		74.06

G.A.E.= Guy Anchor Easement
S.S.E.= Sanitary Sewer Easement
D.E.= Drainage Easement
P.U.E.= Public Utility Easement



Know All Men By These Presents:

That OAK GROVE DEVELOPMENT CORPORATION is the fee simple owner and proprietor of the LAND HEREON TO BE SUBDIVIDED, KNOWN AS SECTION NO. 5, SUGAR LOAF ESTATES, BOUNDED AS SHOWN HEREON IN DETAIL BY CORNERS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10-1; SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST DATED JUNE 1, 1960, FROM OAK GROVE DEVELOPMENT CORPORATION TO J. THOMAS ENGBLEY, III, AND BEN M. RICHARDSON, TRUSTEES, SECURING J. T. ENGBLEY, JR., WIDOWER, BENEFICIARY, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN D.B. 645-PG. 579.

THE UNDERSIGNED OWNER AND PROPRIETOR AND TRUSTEES AND BENEFICIARY CERTIFY THAT THE SAID SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT & IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED PARTIES.

THE SAID OWNER AND PROPRIETOR, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES & BENEFICIARY, 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, 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 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 HIS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE, VIRGINIA, 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, AND 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 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 GORDON C. WILLIS, ITS SECRETARY AND THE SIGNATURE AND SEAL OF THE AFORESAID TRUSTEES AND BENEFICIARY THIS 14 DAY OF October, 1963.

OAK GROVE DEVELOPMENT CORPORATION

ATTEST: Gordon C. Willis BY Henry Scholz, Jr.
GORDON C. WILLIS, SECRETARY HENRY SCHOLZ, JR., PRESIDENT

J. Thomas Engbley, III Ben M. Richardson J. T. Engbley, Jr.
J. THOMAS ENGBLEY, III, TRUSTEE BEN M. RICHARDSON, TRUSTEE J. T. ENGBLEY, JR., WIDOWER, BENEFICIARY

State of Virginia To Wit:

City of Roanoke

I, Mary Linda M. Smiley, a notary public in and for the City and State aforesaid do hereby certify that Henry Scholz, Jr. and Gordon C. Willis, president and secretary, respectively, of Oak Grove Development Corporation and J. Thomas Engbley, III, and Ben M. Richardson, Trustees and J. T. Engbley, Jr., Widower, Beneficiary, whose names are signed to the foregoing writing, dated the 14 day of October, 1963, have each personally appeared before me in my City and State aforesaid and acknowledged the same.

Given under my hand this 14 day of October, 1963

My Commission expires: January 2, 1965

Mary Linda M. Smiley
Notary Public

APPROVED

Edwin Y. Jurell 10/28/63
Chairman of Board of Supervisors of Roanoke Co., Va. Date

Paul H. H. H. H. 10/17/63
Sec. of Roanoke County Planning Commission Date

James S. S. 11/11/63
City Engineer of Roanoke, Virginia Date

Werner K. S. 11/11/1963
Agent for Roanoke City Planning Commission Date

In the Clerks office of the Circuit Court for the County of Roanoke, Va., this map is presented on this 12th day of November, 1963, and with the certificates of Dedication and acknowledgment thereto annexed: is admitted to record at 8:30 o'clock A.M.

Teste: Roy K. Brown By James F. Jurell
Clerk Deputy Clerk

Caption Legal Reference: Being a portion of the land conveyed to Oak Grove Development Corp. By J. T. Engbley, Jr., widower, in Deed Book 645, Page 577, and all the land conveyed by John A. and Ruth S. Slovinsky by deed dated Oct. 7, 1963 recorded in D.B. Pg.

MAP OF
SECTION NO. 5
SUGAR LOAF ESTATES
PROPERTY OF
OAK GROVE DEVELOPMENT CORP
SITUATE IN CAVE SPRING DIST. S. OF VA. HWY. 119
ROANOKE CO., VIRGINIA
BY: C.B. Malcolm & Son
State Cert. Engrs.
DATE: OCTOBER 1, 1963 SCALE: 1"=100'

October 1, 1963

I, hereby certify that this plat of survey is correct.

C.B. Malcolm & Son
State Cert. Surveyor