

BOUNDARY LINE CALCULATIONS					
CORS.	BEARING	DIST.	N.	S.	E.
1-2	S. 81° 58' 10" E.	141.92		146.27	72.01
2-3	S. 71° 16' 20" E.	593.95		583.17	76.18
3-4	S. 36° 15' 45" W.	391.58		319.73	226.07
4-5	S. 34° 22' 42" W.	1066.47		890.49	620.70
5-6	S. 77° 36' 52" W.	1021.90		219.20	998.11
6-7	N. 63° 16' 07" N.	647.13	291.23		577.90
7-8	N. 13° 58' 54" E.	600.64	582.88		145.06
8-9	N. 12° 08' E.	729.91	707.81		176.23
9-10	N. 76° 34' E.	190.00	44.03		184.83
10-11	N. 21° 16' 30" W.	441.71	441.34		17.34
11-12	S. 86° 23' 41" E.	87.90		5.53	87.71
12-13	N. 80° 18' 56" E.	194.61	32.73		191.83
13-14	N. 83° 59' 08" E.	227.64	24.18		226.35
14-15	N. 77° 28' 38" E.	167.85	36.39		163.85
15-16	N. 71° 03' 08" E.	176.80	57.40		167.22
16-17	N. 67° 56' 34" E.	39.85	14.34		36.93
17-18	N. 64° 47' 42" E.	194.94	83.01		176.37
18-19	N. 61° 38' 50" E.	132.28	62.81		116.41
19-20	N. 73° 14' 50" E.	221.19	63.76		211.80
20-21	N. 84° 50' 49" E.	391.57	35.15		389.90
21-1	N. 80° 27' 51" E.	17.22	2.85		16.96
		707.465	2480.65	2480.99	2440.32

BOUNDARY CONTAINS 91.190 ACRES - EXCLUSIVE OF 1/2 OF VA. SEC. HIGHWAY ROUTE N° 687

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT FRANKLIN INVESTORS, INC. IS THE FREE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUB-DIVIDED, KNOWN AS "PENN FOREST", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 21 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM CARLTON PENN II, OF 1, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CO. IN DEED BOOK 705 PAGE 483, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO FURMAN WHITESCRAVER, JR. AND R. E. RUSH, TRUSTEES, RECORDED IN DEED BOOK 705 PAGE 483 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-779 THROUGH 15-784.3 OF THE VIRGINIA CODE OF 1960, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES. THE SAID OWNER, WITH THE CONSENT OF THE UNDESIGNED TRUSTEES, DOES, BY VIRTUE OF RECORDATION OF THIS MAP, DEDICATE IN FREE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS MAP AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON, BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS MAP 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 ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

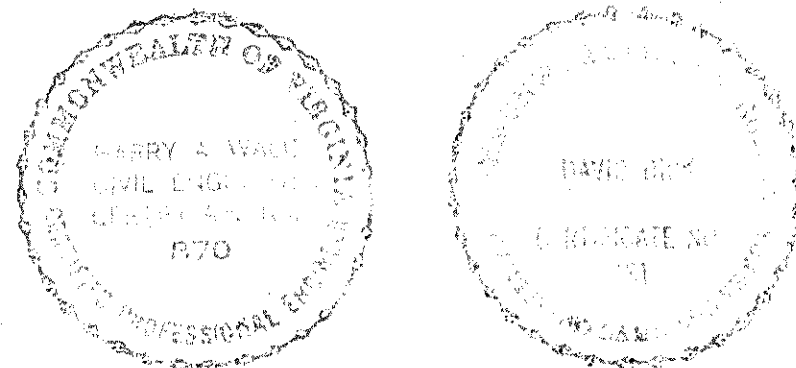
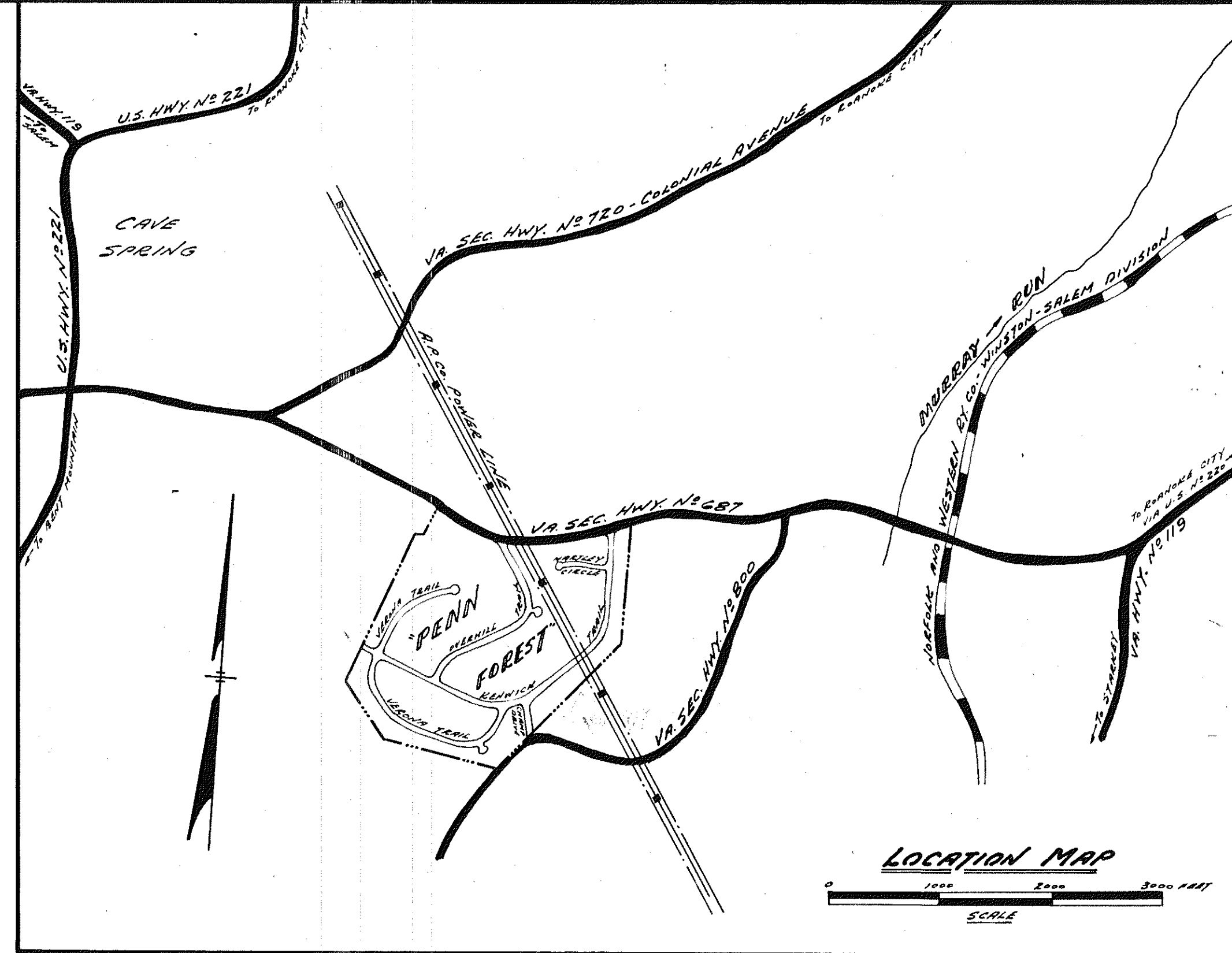
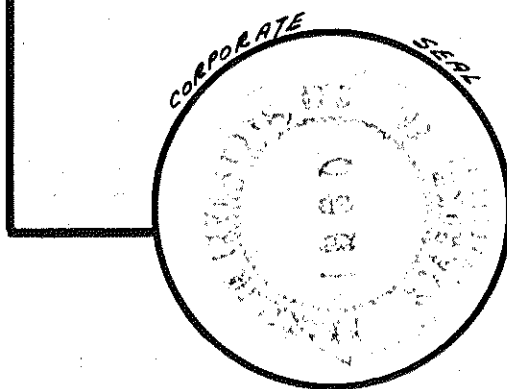
IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY L. L. RUSH, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND ONLY ATTESTED BY EARL G. ROBERTSON, ITS SECRETARY, AND THE SIGNATURE OF THE AFORESAID TRUSTEES, THIS THE 17 DAY OF DECEMBER, 1963.

FRANKLIN INVESTORS, INC.

L. L. Rush PRESIDENT
Earl G. Robertson SECRETARY

ATTEST:

Furman Whitescraver, Jr. TRUSTEE
R. E. Rush TRUSTEE



NOV 25, 1963
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
STATE CERTIFIED CIVIL ENGINEER AND SURVEYOR

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE } I, JAMES WILLIAM MUTTER, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT L. L. RUSH AND EARL G. ROBERTSON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF FRANKLIN INVESTORS, INC., AND FURMAN WHITESCRAVER, JR. AND R. E. RUSH, TRUSTEES, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED DECEMBER 17, 1963, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 17, 1963.

DECEMBER 4, 1965
MY COMMISSION EXPIRES

James William Mutter
NOTARY PUBLIC

LEGEND:
P.U.E. = PUBLIC UTILITY EASEMENT
G.A.E. = GUY ANCHOR EASEMENT
O.H. = OVER HEAD EASEMENT
S.E. = SEWER EASEMENT
D.E. = DRAINAGE EASEMENT

NOTES SEE PLANS AND PROFILES MADE BY DAVID DICK AND HARRY A. WALL, CIVIL ENGINEERS AND SURVEYORS, DATED 1963, AND APPROVED 1963.

APPROVED: 3 SHEETS

Minor R. Kipper 1-14-64
CHIEFMAN, BUREAU OF SURVEYORS OF ROANOKE COUNTY

Lee B. Williams 1-14-64
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION

Wanda K. Simbach 1-20-64
AGENT, ROANOKE CITY PLANNING COMMISSION

E. James Sawyer 1-21-64
CITY ENGINEER - ROANOKE, VIRGINIA

SHEET N° 1 OF 3 SHEETS

PLAT
of
PENN FOREST
PROPERTY OF
FRANKLIN INVESTORS, INC.
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: NOV. 25, 1963 SCALE: 1" = 100'