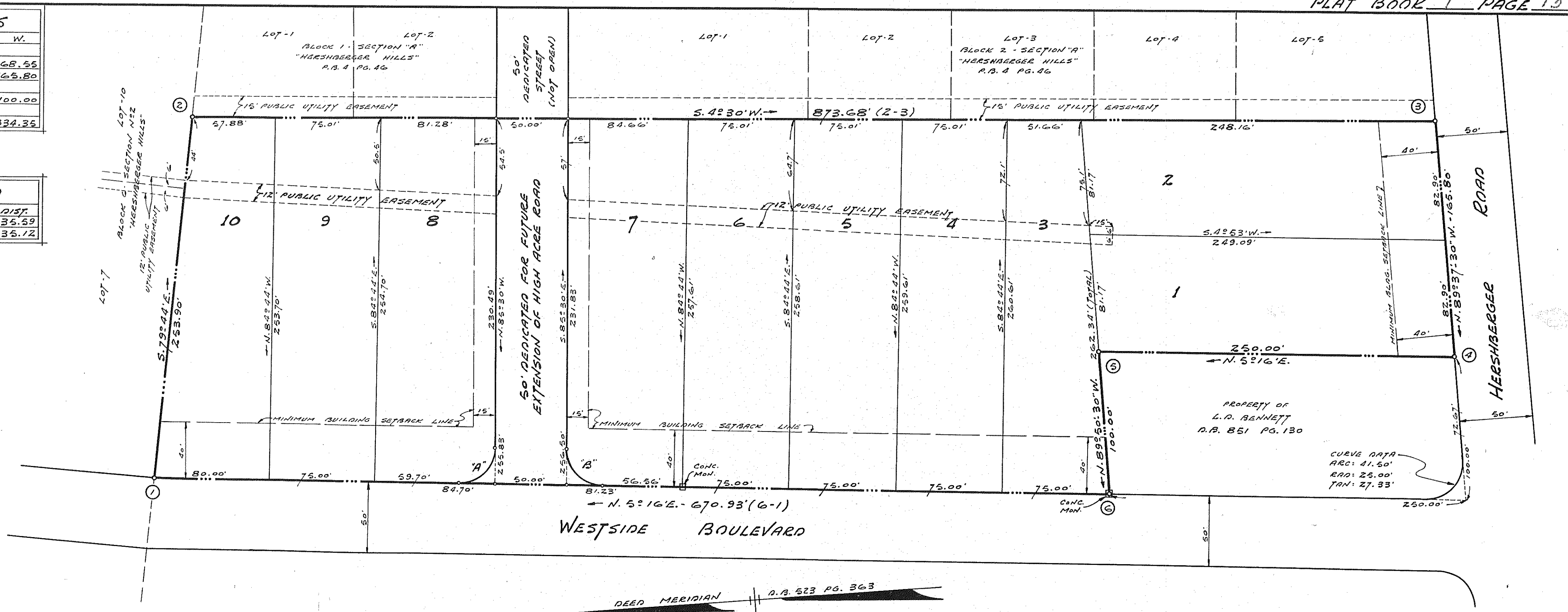


COR.	BEARING	DIST.	N.	S.	E.	W.
1-2	S. 79° 44' E.	258.90		45.25	213.84	
2-3	S. 4° 30' W.	873.68		870.99		68.56
3-4	S. 89° 37' 30" W.	166.80		1.09		165.80
4-5	N. 5° 16' E.	250.00	248.95		22.95	
5-6	N. 89° 50' 30" W.	100.00	0.28			100.00
6-1	N. 5° 16' E.	670.93	668.10		61.58	
TOTALS			917.33	917.33	334.37	334.36

TOTAL AREA IN BOUNDARY = 4.761 AC.

CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	90° 46'	25.00	25.34	39.60	N. 40° 07' W.	35.59
B	89° 14'	25.00	24.67	38.94	N. 49° 53' E.	35.12



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JAMES CONSTRUCTION CO. OF ROANOKE, INC. IS THE FREE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUDING, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED APRIL 4, 1968, RECORDED IN THE CLERK'S OFFICE OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 851 PAGE 610.

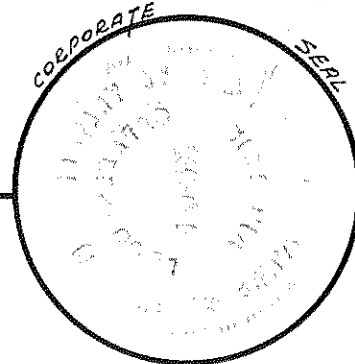
THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS AND STREETS IS ENTIRELY WITH ITS FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15.797 OF THE 1960 CODE OF THE COMMONWEALTH OF VIRGINIA. THE SAID OWNER DOES BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EM-BRACED WITHIN THE STREETS OF THE SUBDIVISION AND DEDICATES THE BASE-MENTS SHOWN HEREON WITHIN THE BOUNDARY TO PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND ON ACCOUNT OF ITS HEIRS SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE AND THE VIRGINIA DEPART-MENT 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 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 PROP-ERTY LINES THEREOF.

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE OF THE SAID CORPORATION BY LLOYD C. JAMES, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY ATTESTED BY WILLIAM O. JAMES, ITS VICE PRESIDENT THIS THE 26 DAY OF JUNE, 1968.

JAMES CONSTRUCTION CO. OF ROANOKE, INC.

By: Lloyd C. James PRESIDENT ATTEST: W. O. James VICE PRESIDENT



STATE OF VIRGINIA } TO WIT:
COUNTY OF ROANOKE }
I, JAMES W. MUTTER, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT LLOYD C. JAMES AND WILLIAM O. JAMES, PRESIDENT AND VICE PRES-IDENT, RESPECTIVELY, OF JAMES CONSTRUCTION CO. OF ROANOKE, INC., WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED JUNE 26, 1968, HAVE EACH PERSONALLY APPEARED BE-FORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 26, 1968.

NOV. 16, 1969
MY COMMISSION EXPIRES

James W. Mutter
NOTARY PUBLIC

NOTE: IRON PINS PLACED AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. CONCRETE MONUMENTS PLACED AS SHOWN. REMOVAL OF MONUMENTS OR IRON PINS AND RESETTING BY ANYONE OTHER THAN THE CERTIFIED LAND SURVEYOR IS PROHIBITED.

JUNE 24, 1968
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
CERTIFIED CIVIL ENGINEER AND LAND SURVEYOR

APPROVED:-
Lee B. Eddy DATE: 10 July 1968
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

Paul B. Williams DATE: 10 July 1968
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

Richard J. Smith DATE: 7/17/68
AGENT - ROANOKE CITY PLANNING COMMISSION

William J. Clark DATE: 7-16-68
CITY ENGINEER - ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIR-CUIT COURT OF ROANOKE CO., VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED, IS ADMITTED TO RECORD ON AUG. 14, 1968, AT 1:00 O'CLOCK P. M.

TESTES: ELIZABETH STOKES
By: Hilda H. Lambford
DEPUTY CLERK

PLAT
of
SUBDIVISION PROPERTY OF
JAMES CONSTRUCTION CO. OF ROANOKE, INC.
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK AND HARRY A. WALL
CIVIL ENGINEERS AND SURVEYORS
DATE: JUNE 24, 1968 SCALE: 1"=50'