

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SUGARLOAF - HIGHLANDS CORPORATION IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS H THROUGH U AND U THROUGH H INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS SECTION NO. 1, SUGARLOAF HIGHLANDS, AND THAT THE SAID LAND IS SUBJECT ONLY TO THE LEIN OF A CERTAIN DEED OF TRUST TO THE MOUNTAIN TRUST BANK DATED JANUARY 20, 1969 AND RECORDED IN DEED BOOK 868, PAGE 716.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES AND VESTS IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS AND OTHER PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS 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 FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHMENT OF 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 ON THE PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR HIGHWAY DEPARTMENT, AND SAID COUNTY OR HIGHWAY DEPARTMENT SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURE OF THE SAID CORPORATION BY JOSEPH GRIGGS, III, ITS PRESIDENT, WITH ITS CORPORATE SEAL HEREUNTO AFFIXED, AND DULY ATTESTED BY JOANNE J. GRIGGS, ITS SECRETARY, THIS 20TH DAY OF SEPT, 1969.

SUGARLOAF - HIGHLANDS CORPORATION

BY: Joseph Griggs, III
PRESIDENTATTEST: Joanne J. Griggs
SECRETARYSTATE OF VIRGINIA TO WIT:
CITY OF ROANOKE

I, Virginia G. Lucas, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND CITY, DO HEREBY CERTIFY THAT JOSEPH GRIGGS, III AND JOANNE J. GRIGGS, WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING DATED SEPT. 20, 1969, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 30 DAY OF September, 1969.

MY COMMISSION EXPIRES June 16, 1973Virginia G. Lucas
NOTARY PUBLIC

WITNESS THE SIGNATURES OF HOLMAN WILLIS, JR. AND NATHAN H. KEY, TRUSTEES FOR THE MOUNTAIN TRUST BANK, THIS 3 DAY OF October, 1969.

Holman Willis, Jr.
HOLMAN WILLIS, JR., TRUSTEENathan H. Key
NATHAN H. KEY, TRUSTEESTATE OF VIRGINIA TO WIT:
CITY OF ROANOKE

I, Virginia G. Lucas, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND CITY, DO HEREBY CERTIFY THAT HOLMAN WILLIS, JR. AND NATHAN H. KEY, WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING DATED SEPTEMBER 30, 1969, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 3 DAY OF October, 1969.

MY COMMISSION EXPIRES June 16, 1973Virginia G. Lucas
NOTARY PUBLIC

RESERVATIONS AND RESTRICTIONS:

THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND SHOWN HEREON SUBDIVIDED FOR A PERIOD OF 25 YEARS FOLLOWING THE RECORDATION OF THIS MAP:

1. NO STRUCTURE OF A TEMPORARY CHARACTER SUCH AS TRAILER, TENT, SHACK, OR BARN SHALL BE USED ON ANY LOT AS A PERMANENT OR TEMPORARY RESIDENCE.
2. NO HORSES, COWS, SWINE, FOWL OR PIGEONS SHALL BE KEPT ON THE PREMISES, NOR SHALL OTHER ANIMALS OR PETS BE KEPT UPON THE PREMISES WHICH OCCASIONS OBNOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS OF SUGARLOAF HIGHLANDS.
3. ALL FUEL STORAGE TANKS SHALL BE BURIED IN THE GROUND OR LOCATED WITHIN THE BUILDINGS.
4. NO BUILDING SHALL BE CONSTRUCTED ON ANY LOT IN SUGARLOAF HIGHLANDS WHICH HAS A FINISHED, LIVABLE FLOOR AREA OF LESS THAN 1,000 SQ. FT.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO NECESSARY UTILITY AND DRAINAGE EASEMENTS.
6. SUGARLOAF - HIGHLANDS CORPORATION RESERVES THE RIGHT TO WAIVE, MODIFY OR RELEASE ANY OF THE RESTRICTIONS OR RESERVATIONS WRITTEN HEREON.

APPROVED: Charles H. Osterhout
CHAIRMAN, BD. OF SUPERVISORS, ROANOKE CO., VA.10-2-69
DATEJames B. Madsen
ENGINEER, ROANOKE COUNTY, VA.10-3-69
DATERichard J. Hovatt
AGENT, ROANOKE CITY PLANNING COMMISSION10-10-69
DATESam H. McKee
CITY ENGINEER, CITY OF ROANOKE, VA.10-10-69
DATEAsst. EXEC. SECY, CITY OF SALEM PLANNING COMM. George F. Fessell10-13-69
DATEF. A. Spiggle
CITY ENGINEER, CITY OF SALEM, VA.10-13-69
DATE

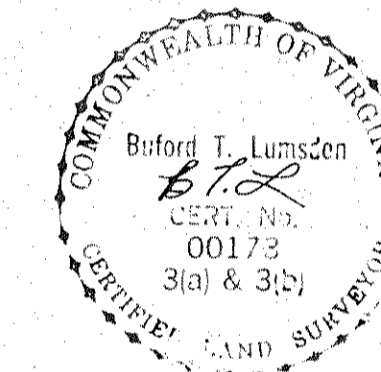
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED TO RECORD AT 1:50 O'CLOCK A.M. ON THIS 14 DAY OF October, 1969.

TESTE: E. Elizabeth H. Stokes
By: Claudia H. Stokes CLERK

CAPTION LEGAL REFERENCES:

BEING ALL OF THE PROPERTY CONVEYED TO SUGARLOAF HIGHLANDS CORPORATION BY DEED MADE 20TH DAY OF JANUARY, 1969 FROM DOUBLE R. CORPORATION AND RECORDED IN D.B. 868, P. 713.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Buford T. Lumsden
STATE CERTIFIED LAND SURVEYOR

MAP OF

SECTION 1

SUGARLOAF HIGHLANDS

ROANOKE COUNTY, VIRGINIA

PROPERTY OF SUGARLOAF-HIGHLANDS CORPORATION

SCALE: 1"=100' — DATE: SEPT. 30, 1969

PREPARED BY
BUFORD T. LUMSDEN & ASSOCIATES
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA