

THAT LEON A. GRACE & GRACE C. KYTHIAN ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNWALL THROUGHOUT IT, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS, LOTS 7 AND 8 OF THE 1ST 1/2 AC. SUBDIVISION OF THE TRACT OF LAND SHOWN HEREON, CONVEYED TO SAID OWNERS BY DEED DATED FEB. 9, 1972 FROM LARK, INC. AND RECORDED IN DEED BOOK 938, PG. 327 AND BY DEED DATED FEB. 10, 1972 FROM LARK, INC. AND RECORDED IN DEED BOOK 940, PG. 672 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE CO., VIRGINIA. THAT THE SAID OWNERS HAVE AGREED TO CONVEY TO THE CITY OF ROANOKE, VA. THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15-147 OF THE VIRGINIA ZONING ORDINANCE, CHAPTER 15, ARTICLE 1, TITLE 15. THAT THE SAID OWNERS HEREBY DEMAND TO HAVE VOTED IN THE CORITY OF ROANOKE, VA. SUCH PORTIONS OF THE FRANCHISE, PLATINUM AND GOLD COINAGE BE USED AS BACKUP FOR STREETS, EASEMENTS, AND OTHER PUBLIC USE.

THE SAID DEEDS BEING DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ALLEGEDLY TRUE AND CORRECT REPRESENTATION OF THE SAID DEEDS TO THE BOARD OF SUPERVISORS OF RANDOLPH COUNTY ON THEIR OWN BEHALF AND FOR THE SAID COUNTY AND IN FULL COMPLIANCE WITH VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIMS OR CLAIMS FOR DAMAGES WHICH SAID OWNERS MAY OR MIGHT HAVE AGAINST THE SAID COUNTY OR ANY OF THE SAID OWNERS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE SAID STREETS AND THE SAID DEEDS BEING SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED TO BY THE SAID COUNTY AND THE SAID OWNERS) FOR GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREET OR STREETS UPON THE PLAT, WHILE AS MAY BE AGREED TO BY THE SAID COUNTY AND THE SAID OWNERS, VIRGINIA DEPT. OF HIGHWAYS, AND SAID COUNTY OR VA DEPT. OF HIGHWAYS, SHALL BE RESPONSIBLE FOR THE COST OF RETAINING WALLS OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREON.

IN WITNESS WHEREOF, THE SIGNATURES ON THIS 19 DAY OF JAN.

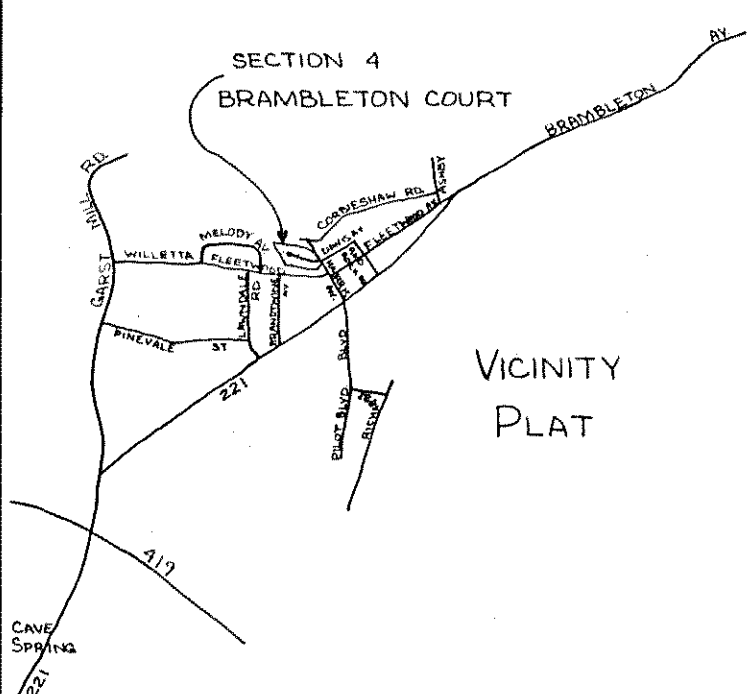
1973
Leon R. Kytchen
LEON R. KYTCHEN
Grace C. Kytchen
GRACE C. KYTCHEN

STATE OF VIRGINIA TO WIT
COUNTY OF ROANOKE

I, JOHN T. PARKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT LEON R. AND GRACE C. KYTHEN, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED JAN 19, 1973 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND) COUNTY AND ACKNOWLEDGED THE SAME ON THIS 19 DAY OF JANUARY, 1973.

MY COMMISSION EXPIRES
DECEMBER 31, 1974

John L. Parker
NOTARY PUBLIC



NOV. 6, 1972

I, HEREBY, CERTIFY THAT
THIS PLAT OF SURVEY IS

CORRECT.

J. P. Parker
ENGINEER & SURVEYOR



IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT
OF ROANOKE CO., VIRGINIA, THIS MAP WAS PRESENTED
AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THERE TO ANNEXED, ADMITTED TO RECORD AT 2:17 O
CLOCK P. M., ON THIS 6 DAY OF March 1973.

TESTE: Elena Maria W. Stiles

APPROVED:

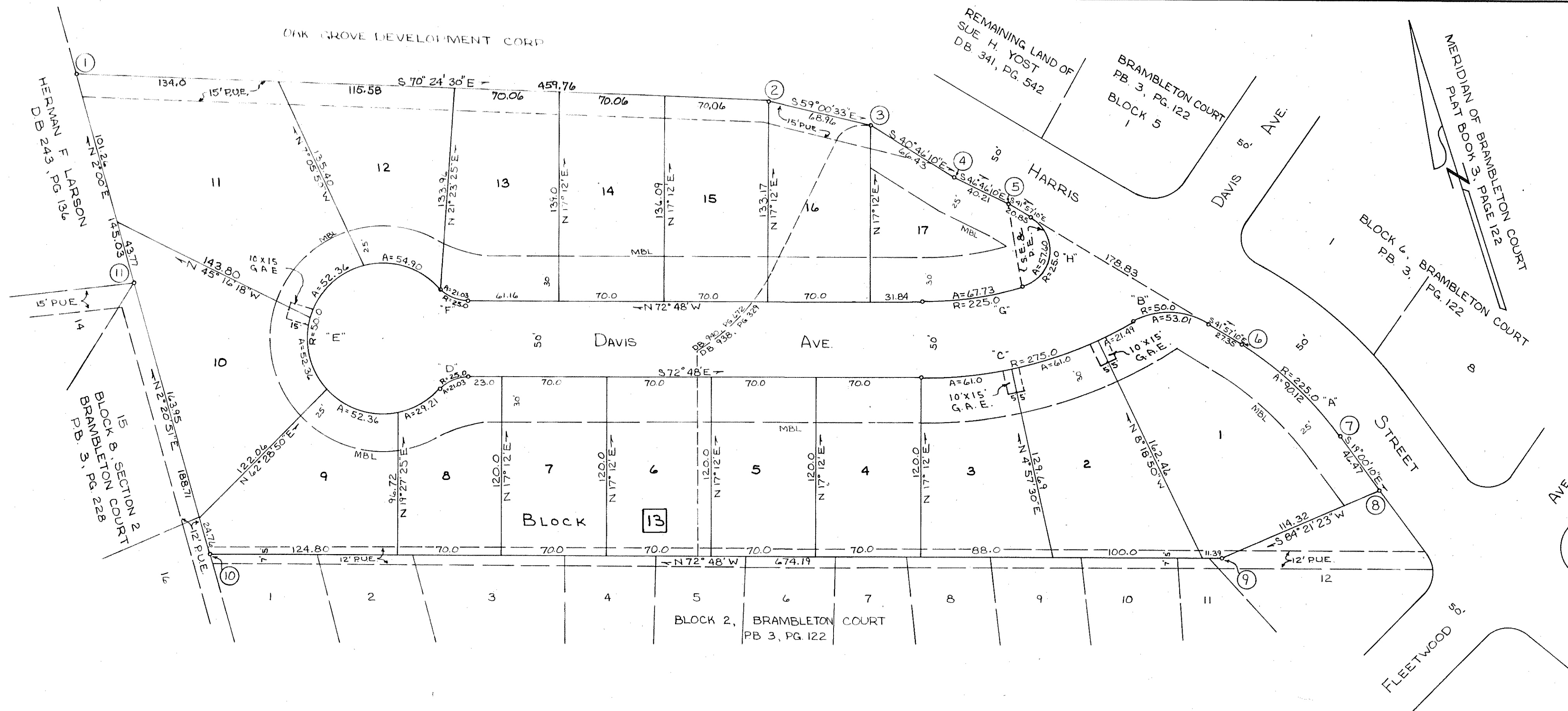
C. Lawrence Dodson 1/19/73
CHAIRMAN OF BOARD OF DATE
SUPERVISORS OF ROANOKE CO.

James B. [Signature] 1/19/73
SECRETARY, ROANOKE CO. DATE

PLANNING COMMISSION
Lothar Merschle: 13 Feb 1973

AGENT, ROANOKE CITY PLANNING COMMISSION

Sam H. McThea 13 FEB 1973
CITY ENGINEER, ROANOKE, VA. DATE



NOTE: IRON PINS PLACED
AT ALL LOT CORNERS,
PC's & PT's.

LEGEND:
M.B.L. DENOTES MINIMUM BUILDING LINE.
P.U.E. DENOTES PUBLIC UTILITY EASEMENT
G.A.E. DENOTES GUY ANCHOR EASEMENT.

BOUNDARY DATA						
CORNER	BEARING	DIST	NORTH	SOUTH	EAST	WEST
1-2	S 70° 24' 30" E	459.76		154.16	433.14	
2-3	S 59° 00' 33" E	68.96		35.51	59.12	
3-4	S 40° 46' 10" E	66.43		50.31	49.30	
4-5	S 46° 46' 10" E	40.21		27.54	23.38	
5-6	S 41° 57' 10" E	178.83		133.00	119.55	
6-7	S 30° 28' 40" E	89.52		77.15	45.40	
7-8	S 19° 00' 10" E	46.47		43.94	15.13	
8-9	S 84° 21' 23" W	114.32		11.24		113.77
9-10	N 72° 48' 00" W	674.19	199.36			644.04
10-11	N 2° 20' 51" E	188.71	188.55		7.73	
11-1	N 2° 00' 00" E	145.03	144.94		5.06	
		TOTALS	532.85	532.85	757.81	757.81

BOUNDARY
CONTAINS
4.798 ACRES

CURVE DATA							
CURVE	LOT	ANGLE	TAN	RAD	ARC	BEARING	DIST.
A	1	22°57'00"	45.67	225.0	90.12	N 30°28'40"E	89.52
B	1	60°44'35"	29.30	50.0	53.01	S 72°19'22"E	50.50
C	2	29°53'45"	73.42	275.0	143.49	S 87°44'52"E	141.87
C	1	4°28'45"	10.75	275.0	21.49	N 79°32'37"E	21.48
C	2	12°42'30"	30.62	275.0	61.0	N 88°08'15"E	61.87
C	3	12°42'30"	30.62	275.0	61.0	S 79°09'15"E	60.87
D	8	48°11'30"	11.18	25.0	21.03	N 80°06'15"E	20.41
E	2	27°23'00"	—	50.0	241.19	N 17°12'00"E	66.64
E	8	33°28'20"	15.03	50.0	29.21	N 75°44'40"E	28.80
E	9	40°00'00"	28.87	50.0	52.36	S 57°31'10"E	50.0
E	10	40°00'00"	28.87	50.0	52.36	N 2°28'50"E	50.0
E	11	60°00'00"	28.87	50.0	52.36	N 62°28'50"E	50.0
E	12	62°54'20"	30.58	50.0	54.90	S 56°04'10"E	52.18
F	13	48°11'30"	11.18	25.0	21.03	S 48°45'10"E	20.41
G	17	17°14'50"	34.12	225.0	67.79	S 8°25'00"E	67.47
H	17	132°00'20"	56.16	25.0	57.60	N 24°23'05"E	45.66

MAP OF
SECTION 4
BRAMBLETON COURT

PROPERTY OF
LEON R. & GRACE C. KYTCHEN
ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 50' NOV. 6, 1972

BY: T. P. PARKER & SON
ENGINEERS & SURVEYORS