

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT L. G. N., INC. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 7, INCLUSIVE AND 8 THRU 17, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF PETERS CREEK TERRACE, CONTAINING 7.428 ACRES.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-477 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE COUNTY OF ROANOKE, VA., SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR 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 DEPT. 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 OR VIRGINIA DEPT. 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 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 DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS ON THIS 17 DAY OF

Jan., 1973.
L.G.N., Inc.
BY: A. T. LOYD, PRESIDENT ATTEST: R. S. NICHOLS, SECRETARY

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT A. T. LOYD AND R. S. NICHOLS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED _____, 1973, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 1973.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

APPROVED:

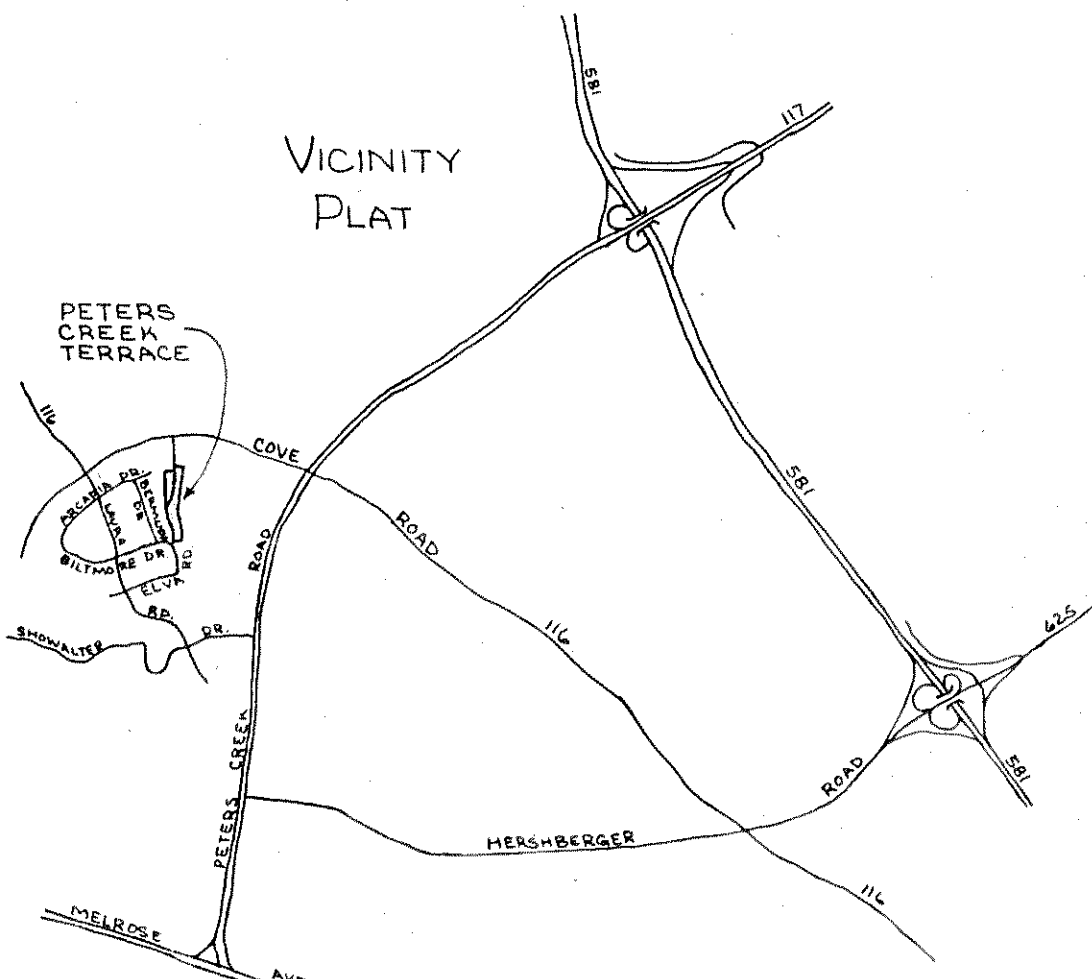
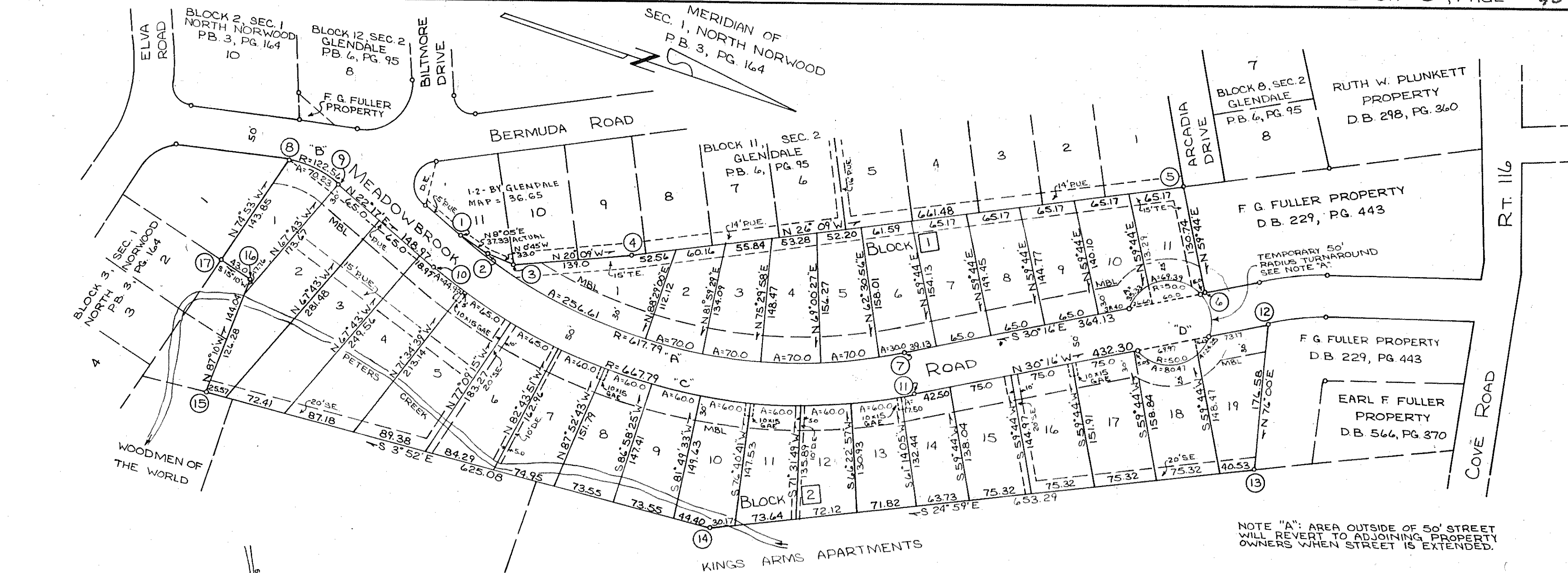
Charles L. Hitt
ENGINEER - ROANOKE, VA.
4/30/73
DATE
James M. Melchen
AGENT FOR ROANOKE PLANNING COMM.
4/30/73
DATE
John H. Smith
SECY. OF ROANOKE CO. PLANNING COMM.
3/30/73
DATE
John H. Smith
CHAIRMAN, BOARD OF SUPERVISORS - ROANOKE CO.
3/30/73
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ANNEXED, ADMITTED TO RECORD AT 1:45 O'CLOCK P.M., ON THIS 2 DAY OF May, 1973.

TESTE: *Philip M. H. Smith*
CLERK

DEC. 12, 1972
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
J. P. Parker
STATE CERTIFIED ENGINEER & SURVEYOR

CAPTION LEGAL REFERENCE
FOR CONVEYANCE TO L.G.N., INC.
BY F. G. FULLER SEE DEED DATED
MAY 25, 1972, AND RECORDED IN
DEED BOOK 945, PAGE 174



CURVE	LOT	BLK	ANGLE	TAN	RAD	ARC	BEARING	DIST.
D	1-2		300°00'00"	—	50.0	241.80	S 59°44'00"W	50.0
D	18	2	92°12'40"	51.97	50.0	80.47	N 16°22'20"W	72.06
D	19	2	27°47'20"	12.37	50.0	24.25	N 76°22'20"W	24.01
D	ROAD		60°00'00"	28.87	50.0	52.36	S 59°44'00"W	50.0
D	11	1	79°30'40"	41.59	50.0	69.39	S 10°01'20"E	63.95
D	10	1	40°29'20"	18.44	50.0	35.33	S 70°01'20"E	34.60

LEGEND:
M.B.L. DENOTES MINIMUM BUILDING LINE
P.U.E. DENOTES PUBLIC UTILITY EASEMENT
D.E. DENOTES DRAIN EASEMENT
S.E. DENOTES SEWER EASEMENT
G.A.E. DENOTES GUY ANCHOR EASEMENT
T.E. DENOTES C & P CO. TELEPHONE EASEMENT

NOTE: IRON PINS PLACED AT ALL LOT CORNERS, P.C.'s, & P.T.'s.

CORNER	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	N 8°05'00"E	37.33	36.96			5.25
2-3	N 0°45'00"W	33.0		33.0		0.43
3-4	N 20°09'00"W	139.0		130.49		47.88
4-5	N 26°09'00"W	661.48		593.77		291.53
5-6	N 59°44'00"E	130.74	65.90		112.92	
6-7	S 30°16'00"E	34.13		314.50	183.53	
7-1	S 3°59'30"E	546.94		545.63	38.07	
TOTALS			860.12	860.13	339.77	339.84
BOUNDARY CONTAINS 2.408 ACRES						
8-9	N 5°52'00"E	69.27	68.91			7.08
9-10	N 22°17'00"E	148.97	137.84		56.49	
10-11	N 3°59'30"W	591.23		589.80		41.16
11-12	N 30°16'00"W	432.30		373.37		217.89
12-13	N 76°00'00"	176.58		42.72		171.33
13-14	S 24°59'00"E	653.29		592.16	275.92	
14-15	S 3°52'00"E	625.08		623.64	42.15	
15-16	N 87°10'00"W	144.04		7.12		143.86
16-17	S 15°10'00"W	43.0		41.50		11.25
17-8	N 74°53'00"W	143.85		37.51		138.87
TOTALS			1257.27	1257.32	552.97	553.03
BOUNDARY CONTAINS 5.02 ACRES						

CURVE	LOT	BLK	ANGLE	TAN	RAD	ARC	BEARING	DIST.
A	1		52°33'00"	305.0	617.79	564.41	S 3°59'30"E	546.94
A	1	1	23°48'00"	130.19	617.79	256.41	S 10°22'53"W	254.77
A	2	1	6°29'31"	35.04	617.79	70.0	S 4°45'49"E	69.96
A	3	1	6°29'31"	35.04	617.79	70.0	S 11°15'19"E	69.96
A	4	1	6°29'31"	35.04	617.79	70.0	S 17°44'49"E	69.96
A	5	1	6°29'31"	35.04	617.79	70.0	S 24°14'19"E	69.96
A	6	1	2°46'56"	15.0	617.79	30.0	S 28°52'32"E	30.0
B	1	2	32°50'00"	34.11	122.56	70.23	N 5°52'00"E	69.27
C	2		52°33'00"	329.68	647.79	612.47	N 3°59'30"W	591.23
C	4	2	3°51'30"	22.49	647.79	44.97	S 20°21'05"W	44.96
C	5	2	5°34'36"	32.52	647.79	65.0	S 15°38'02"W	64.97
C	6	2	5°34'36"	32.52	647.79	65.0	S 10°03'26"W	64.97
C	7	2	5°08'52"	30.02	647.79	60.0	S 4°41'42"W	59.98
C	8	2	5°08'52"	30.02	647.79	60.0	S 0°27'10"E	59.98
C	9	2	5°08'52"	30.02	647.79	60.0	S 5°36'02"E	59.98
C	10	2	5°08'52"	30.02	647.79	60.0	S 10°44'54"E	59.98
C	11	2	5°08'52"	30.02	647.79	60.0	S 15°53'44"E	59.98
C	12	2	5°08'52"	30.02	647.79	60.0	S 21°02'38"E	59.98
C	13	2	5°08'52"	30.02	647.79	60.0	S 24°11'30"E	59.98
C	14	2	1°30'05"	8.75	647.79	17.50	S 29°30'58"E	17.50

PLAT OF
PETERS CREEK TERRACE
PROPERTY OF
L. G. N., INC.
ROANOKE COUNTY, VIRGINIA
SCALE: 1"=100'
DEC. 12, 1972
BY: J. P. PARKER & SON
ENGINEERS & SURVEYORS