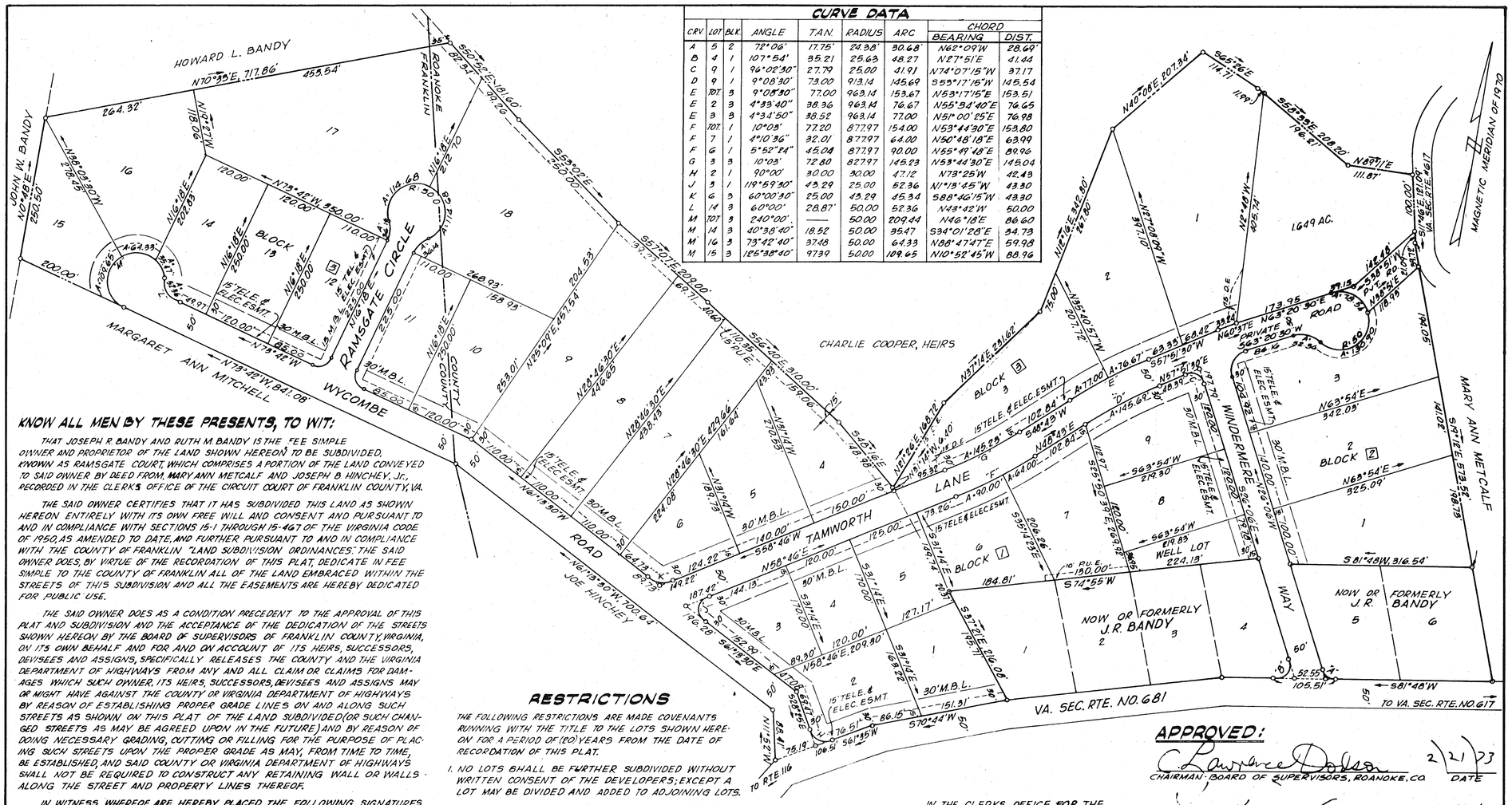

CURVE DATA

CRV.	LOT	BLK.	ANGLE	TAN.	RADIUS	ARC	CHORD BEARING	CHORD DIST.
A	5	2	72°06'	17.75'	24.38'	30.68'	N62°09'W	28.69'
B	4	1	107°54'	35.21	25.63	48.27	N27°51'E	41.44
C	9	1	96°02'30"	27.79	25.00	41.91	N74°07'15"W	37.17
D	9	1	9°08'30"	73.00	913.14	145.69	S55°17'15"W	145.54
E	TOT	3	9°08'30"	77.00	963.14	153.67	N53°17'15"E	153.51
E	2	3	4°33'40"	38.36	963.14	76.67	N55°34'40"E	76.65
E	3	3	4°34'50"	38.52	963.14	77.00	N51°00'25"E	76.98
F	TOT.	1	10°08'	77.20	877.97	154.00	N53°44'30"E	153.80
F	7	1	4°10'36"	32.01	877.97	64.00	N50°48'18"E	63.99
F	6	1	5°52'54"	45.04	877.97	90.00	N55°49'48"E	89.96
G	3	3	10°03'	72.80	827.97	145.23	N53°44'30"E	145.04
H	2	1	90°00'	30.00	30.00	47.12	N73°25'W	42.43
J	3	1	119°59'30"	43.29	25.00	52.36	N17°13'45"W	43.30
K	6	3	60°00'30"	25.00	43.29	45.34	S88°46'15"W	43.30
L	14	3	60°00'	28.87'	50.00	52.36	N43°42'W	50.00
M	TOT	3	240°00'	——	50.00	209.44	N46°18'E	86.60
M	14	3	40°38'40"	18.52	50.00	35.47	S34°01'28"E	34.73
M'	16	3	73°42'40"	37.48	50.00	64.33	N88°47'47"E	59.98
M	15	3	165°38'40"	97.39	50.00	109.65	N10°52'45"W	88.96

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOSEPH R. BANDY AND RUTH M. BANDY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS RAMSGATE COURT, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM MARY ANN METCALF AND JOSEPH B. HINCHEY, Jr., RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VA.

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 15-1 THROUGH 15-467 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF FRANKLIN "LAND SUBDIVISION ORDINANCES." THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF FRANKLIN ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR "PUBLIC" USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES 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 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, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 2 DAY OF Oct, 1972.

BY: Joseph R. Bandy OWNER

BY: Ruth M. Bandy OWNER

STATE OF VIRGINIA
OF _____ TO WIT:

I, Mary M. Lindsey, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT JOSEPH R. BANDY AND RUTH M. BANDY, OWNERS, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED SEPT. 5, 1972, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME 10-3, 1972.

MY COMMISSION EXPIRES: 11-30-1975

Mary M. Lindsey
NOTARY PUBLIC

RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF (20) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

1. NO LOTS SHALL BE FURTHER SUBDIVIDED WITHOUT WRITTEN CONSENT OF THE DEVELOPERS; EXCEPT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
2. NO TEMPORARY LIVING QUARTERS SHALL BE ERECTED ON LOTS.
3. NO RESIDENCE SHALL BE ERECTED WITH THE MAIN BODY CLOSER TO THE STREET LINE THAN THE BUILDING LINE SHOWN HEREON.
4. NO HOGS, CHICKENS, GOATS, CATTLE OR OTHER NUISANCE ALLOWED AND NOTHING SHALL BE DONE TO DISTURB THE PEACE AND QUIETUDE OF THE NEIGHBORHOOD.
5. THE MINIMUM LIVING FLOOR SPACE SHALL BE 1200 SQUARE FEET.
6. THE RIGHT IS RESERVED BY THE OWNER OF THIS SUBDIVISION TO CONSTRUCT WATER MAINS AND TO REPAIR AND MAINTAIN SAME IN THE EASEMENTS & STREETS SHOWN HEREON.
7. ALL LOTS ARE SUBJECT TO EASEMENTS AS SHOWN ON BODY OF MAP AS WELL AS NECESSARY EASEMENTS FOR ELECTRIC AND TELEPHONE POLES.
8. IF THE OWNER OF THIS SUBDIVISION OR ANYONE CLAIMING UNDER THEM, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING SO OR TO RECOVER DAMAGES.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT FOR FRANKLIN COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON 5/25/73, AT 9:45 O'CLOCK A.M.

BY: Elizabeth H. Stokes
CLERK
By Deputy D.C.

SEPT. 5, 1972
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Jack G. Bess
CERTIFIED LAND SURVEYOR

APPROVED:

C. Lawrence Dobson 2/21/73
CHAIRMAN-BOARD OF SUPERVISORS, ROANOKE CO. DATE

SECRETARY-ROANOKE COUNTY PLAN COMM. 2/21/73 DATE

PLAT OF
RAMSGATE COURT
PROPERTY OF
JOSEPH R. BANDY & RUTH M. BANDY
SITUATE IN COOPERS COVE
ROANOKE
FRANKLIN COUNTY, VIRGINIA

REVISED MAY 1, 1973
SHOWING RELOCATION
OF COUNTY LINE

BY: JACK G. BESS
CERT. LAND SURVEYOR

DATE: SEPT. 5, 1972

SCALE: 1" = 100'