

KNOW ALL MEN BY THESE PRESENTS:

THAT A & W DEVELOPMENT CORP IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 12, SUBDIVIDED INTO LOTS AND KNOWN AS SEC. 2, FALLING CREEK ESTATES.

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, THROUGH 477 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO THE COUNTY OF ROANOKE, 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 THE 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 RELEASES 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 OF ROANOKE OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN HEREON AND BY DOING THE NECESSARY GRADING, CUTTING AND 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, AND 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 SIGNATURE OF SAID CORPORATION BY H. C. AKER, ITS PRESIDENT WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND ATTESTED BY GLADYS WRIGHT, ITS SECRETARY ON THIS 5 DAY OF NOVEMBER, 1973.

BY: H. C. Aker H. C. AKER, PRESIDENT ATTEST: GLADYS WRIGHT, SECRETARY

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, John T. Parker, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY HEREBY CERTIFY THAT H. C. AKER AND GLADYS WRIGHT, PRESIDENT AND SECRETARY OF A & W DEVELOPMENT CORP, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Nov. 5, 1973, HAVE PERSONALLY APPEARED BEFORE ME IN MY STATE AND JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 5 DAY OF NOVEMBER, 1973.

MY COMMISSION EXPIRES:
DEC. 31, 1974

John T. Parker
NOTARY PUBLIC

APPROVED: J. T. Parker 10-30-73
SECY. OF ROANOKE CO. PLANNING COMMISSION DATE

TOWN MANAGER OF VINTON, VA. DATE

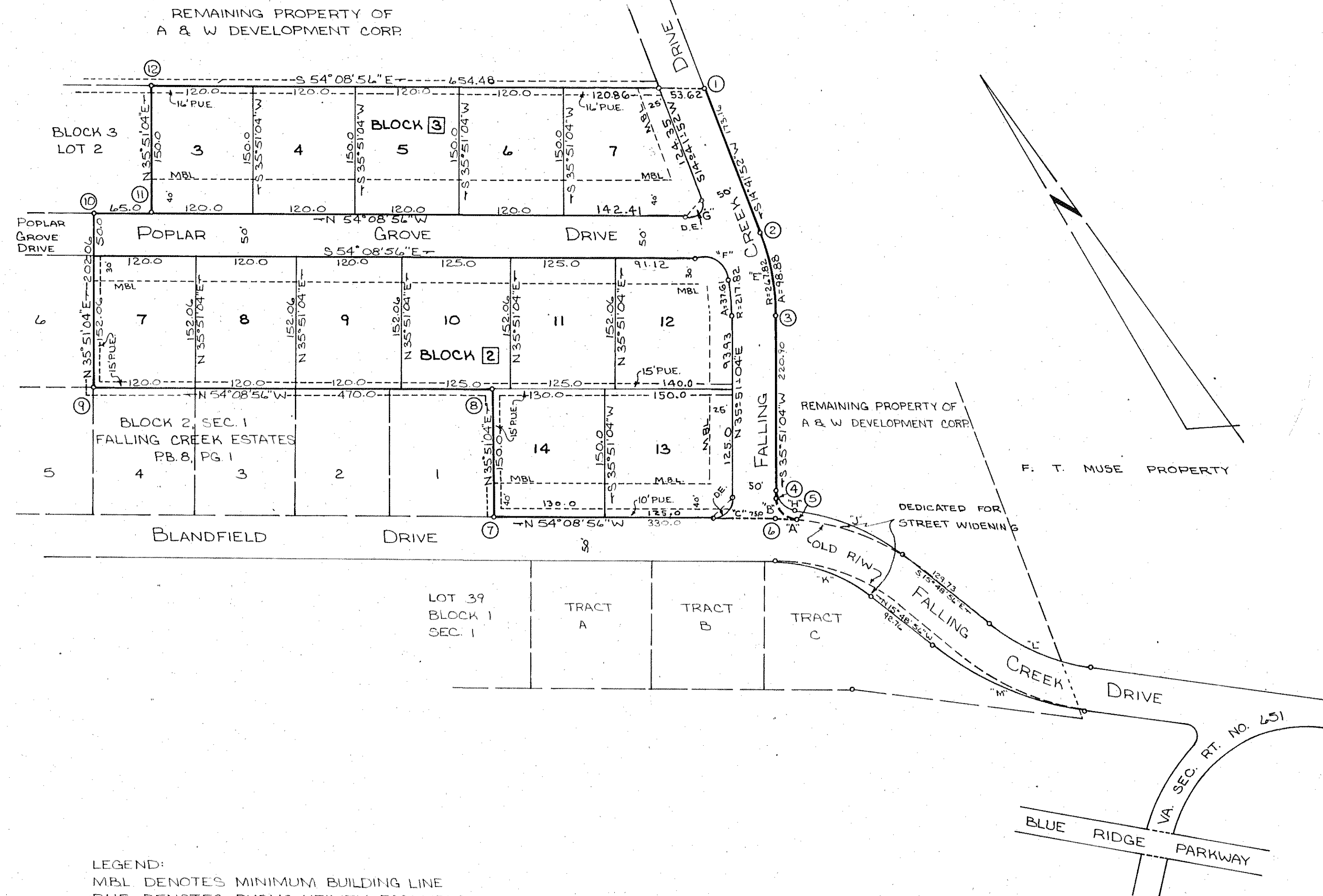
IN THE CLERKS OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 2:36 O'CLOCK P.M. ON THIS 7 DAY OF Nov, 1973.

TESTE: Elizabeth W. Stokes
CLERK
By: Edw. A. Dutton Jr.

LEGAL REFERENCE:

BEING A PORTION OF 32.26 ACRE TRACT CONVEYED TO A & W DEVELOPMENT CORP. BY F. A. GROSS AND NELLIE B. GROSS HIS WIFE AND T. K. GROSS AND DOROTHY F. GROSS HIS WIFE, BY DEED DATED APRIL 9, 1971, IN DEED BOOK 914, PAGE 570, ON RECORD IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, AND 7.90 ACRE TRACT CONVEYED TO A & W DEVELOPMENT CORP. BY F. A. GROSS AND NELLIE B. GROSS HIS WIFE AND T. K. GROSS AND DOROTHY F. GROSS HIS WIFE, BY DEED DATED OCT. 2, 1972, IN DEED BOOK 955, PAGE 631, ON RECORD IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY.

CURVE DATA								
CURVE	LOT	BLK	ANGLE	TAN	RAD.	ARC	BEARING	DIST.
A	ROAD		4°42'04"	11.49	280.0	22.97	N 51°47'54"W	22.97
B	REM. LAND		85°17'56"	23.03	25.0	37.22	N 6°47'54"W	33.87
C	13	2	90°00'00"	25.0	25.0	39.27	S 80°51'04"W	35.35
D	2		21°09'12"	39.74	212.82	78.57	S 25°16'25"W	78.13
D	ROAD	2	10°59'34"	20.48	212.82	40.83	S 20°11'39"W	40.77
D	12	2	10°09'38"	18.92	212.82	37.74	S 30°54'16"W	37.69
E	REM. LAND		21°09'12"	50.0	267.82	98.88	S 25°16'25"W	98.32
F	12	2	80°06'24"	20.92	25.0	34.83	S 14°13'45"E	32.08
G	7	3	111°09'12"	36.48	25.0	48.50	S 70°16'28"W	41.24
H	REM. LAND		89°39'40"	22.77	25.0	36.94	S 6°28'40"E	33.67
J			38°20'00"	84.67	243.60	162.98	S 34°58'56"E	159.96
J	ROAD		5°20'20"	11.36	243.60	22.70	S 52°08'46"E	22.69
J	REM. LAND		32°59'40"	72.14	243.60	140.28	S 32°18'46"E	138.35
K	TRACT C		38°20'00"	63.81	183.60	122.84	N 34°58'56"W	120.56
L	REM. LAND		30°16'30"	67.74	250.41	132.32	S 30°57'11"E	130.78
M			30°16'30"	101.11	373.76	197.49	N 30°57'11"W	195.20
M	TRACT C		29°28'30"	98.31	373.76	192.27	N 30°33'11"W	190.16
M	REM. LAND		0°48'00"	2.61	373.76	5.77	N 45°41'26"W	5.22



MAP OF
SECTION NO. 2
FALLING CREEK ESTATES
PROPERTY OF
A & W DEVELOPMENT CORP.

ROANOKE COUNTY
SCALE: 1"=100'

VIRGINIA
JULY 9, 1973

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