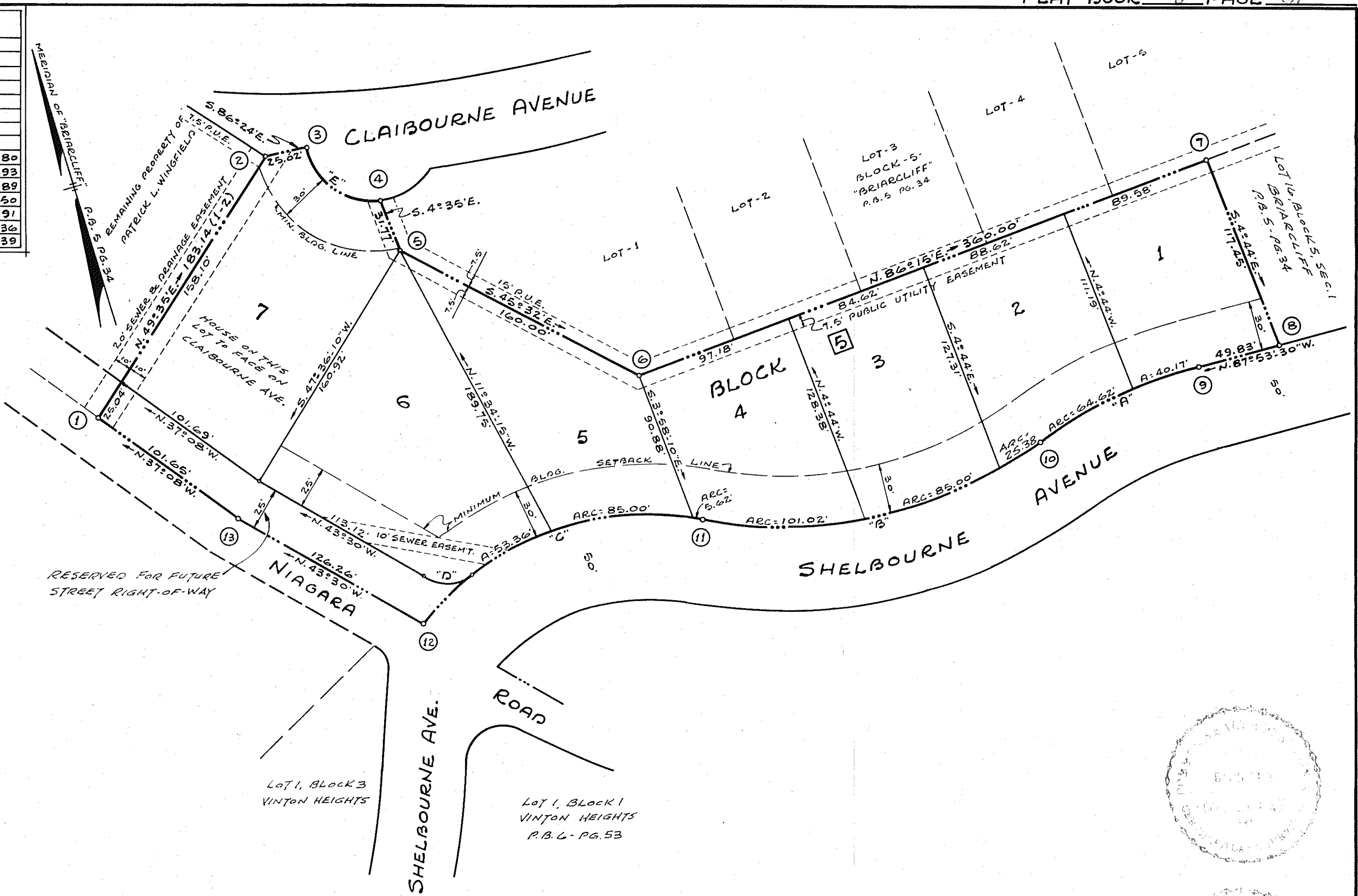


CURVE DATA					CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	21°50'	275.00	53.04	104.19	S. 81°11'30" W.	104.16
LOT-1	8°22'10"	275.00	20.12	40.17	S. 87°55'25" W.	40.13
LOT-2	13°21'50"	275.00	32.46	64.62	S. 77°00'25" W.	64.47
B	47°30'	255.00	112.20	211.40	N. 85°58'30" W.	206.40
LOT-2	5°42'10"	255.00	12.70	25.38	S. 73°07'35" W.	25.37
LOT-3	19°04'	255.00	42.90	85.00	S. 85°31'40" W.	84.61
LOT-4	22°41'50"	255.00	51.18	101.02	N. 73°34'25" W.	100.36
C	62°41'	170.00	103.52	185.97	S. 86°26' W.	170.84
LOT-4	1°55'40"	170.00	2.81	5.62	N. 63°10'20" W.	5.62
LOT-5	28°38'50"	170.00	43.41	85.00	N. 78°26'35" W.	84.12
LOT-6	17°59'10"	170.00	26.90	53.36	S. 78°14'25" W.	53.15
BOUNDARY	14°09'20"	170.00	21.11	41.99	S. 62°10'10" W.	41.89
D	67°15'10"	25.00	16.63	29.34	N. 77°07'35" W.	27.69
E	82°44'50"	40.00	35.23	57.77	S. 37°42'30" E.	52.88

BOUNDARY LINE CALCULATIONS						
COES.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 49°35' E.	183.14	118.74		129.43	
2-3	S. 86°22' E.	25.02		1.67	24.37	
3-4	S. 37°42'30" E.	52.88		41.84	32.34	
4-5	S. 47°35' E.	31.77		31.67	7.54	
5-6	S. 45°32' E.	160.00		112.08	114.19	
6-7	N. 86°15' E.	360.00	23.55		359.23	
7-8	N. 47°44' E.	117.45		117.05	9.69	
8-9	N. 87°53'30" W.	49.83	1.83		49.80	
9-10	S. 81°11'30" W.	104.16		15.95		102.93
10-11	N. 85°58'30" W.	205.40	14.42			204.89
11-12	S. 86°26' W.	170.84		11.00		170.60
12-13	N. 43°33' W.	126.26	91.59			86.91
13-1	N. 37°08' W.	101.65	81.04			61.36
TOTALS			331.17	331.16	682.39	682.39

TOTAL AREA IN BOUNDARY = 2.157 ACRES



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PATRICK L. WINGFIELD IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION N°3 "BRIARCLIFF", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM RICHARD R. HAMLETT & OTHERS DATED DEC. 10, 1973 AND RECORDED IN THE CLERK'S OFFICE OF CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 170 PAGE 206.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE AFORESAID PARCEL OF LAND AS SHOWN HEREON IS ENTIRELY WITH THE FREE WILL AND ACCORD OF THE SAID OWNER PURSUANT TO AND IN COMPLIANCE WITH SECTION 15-779 THRU 15-794.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE TOWN OF VINTON ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THE SUBDIVISION AND SAID OWNER STILL FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT, HE RELEASES THE TOWN OF VINTON FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, HIS SUCCESSORS OR ASSIGNEES MAY HAVE OR ACQUIRE AGAINST THE TOWN OF VINTON BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS IN AND ADJUTING SAID SUBDIVISION AND BY REASON OF DOING THE NECESSARY GRADING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID TOWN, AND THE TOWN SHALL NOT BE REQUIRED TO BUILD ANY RETAINING WALL OR WALLS ALONG SAID STREETS OR PROPERTY LINES.

WITNESS THE FOLLOWING SIGNATURE ON THIS THE 8TH DAY OF FEB., 1974.

Patrick L. Wingfield
OWNER

RESTRICTIONS

1.- NO DWELLING SHALL BE PERMITTED ON ANY LOT HAVING AN AREA OF LESS THAN 900 SQUARE FEET OF LIVABLE FLOOR SPACE.

NOTE: THE DEVELOPER SHALL BEAR ONE-HALF THE EXPENSE FOR THE CONSTRUCTION OF CURB AND GUTTER ALONG THE NORTHERLY SIDE OF SHELBOURNE AVENUE FROM LOT 1 THROUGH LOT 6, WHENEVER CONSTRUCTION BEGINS ON SAID LOTS.

STATE OF VIRGINIA } TO WIT:
COUNTY OF ROANOKE }
I, M. L. 2nd, Notary Public in and for the aforesaid County and State do hereby certify that PATRICK L. WINGFIELD, OWNER, WHOSE NAME AS SUCH IS SIGNED TO THE FOREGOING WRITING DATED FEB. 8, 1974, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEB. 8, 1974.

March 6 1976
MY COMMISSION EXPIRES

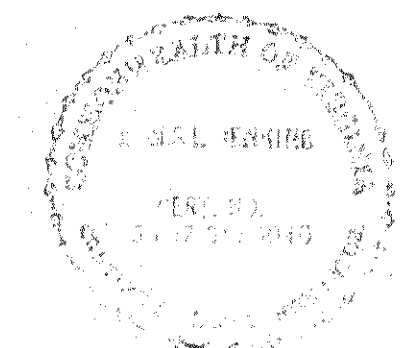
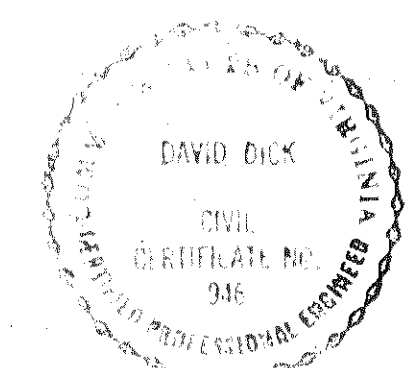
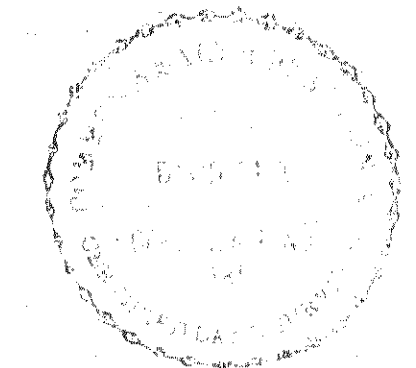
M. L. 2nd, Notary Public

JANUARY 28, 1974
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

James L. Jenkins
CERTIFIED SURVEYOR

APPROVED:-

Ronald H. Miller
TOWN MANAGER - VINTON, VIRGINIA



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE COUNTY, VIRGINIA, THIS PLAT IS PRESENTED ON JAN. 28, 1974, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT AND DEDICATION THERE TO ANNEXED IS ADMITTED TO RECORD AT 1:30 O'CLOCK P.M.

TESTE:
ELIZABETH STOKES, CLERK

BY: Elizabeth Stokes
DEPUTY CLERK

PLAT
of
SECTION N°3
BRIARCLIFF
PROPERTY OF PATRICK L. WINGFIELD
TOWN OF VINTON
ROANOKE CO., VIRGINIA
BY: DAVID DICK & ASSOCIATES
ENGINEERS & SURVEYORS
DATE: JANUARY 28, 1974
SCALE: 1" = 50'