

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN & WALDRON, INC., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS SECTION NO. 6 "GREEN VALLEYS" BOUNDED AS SHOWN HEREON, IN DETAIL BY OUTSIDE CORNERS 1 THRU 14 TO 1, INCLUSIVE WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 11, 1972, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN D.B. 949 PAGE 422, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO A. T. LOYD, TRUSTEE, SECURING FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 949 PAGE 428.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON INTO LOTS, BLOCKS AND STREETS IS ENTIRELY WITH ITS FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1960 CODE OF THE COMMONWEALTH OF VIRGINIA, THE SAID OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THE SUBDIVISION AND DEDICATES THE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY TO PUBLIC USE.

THE OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE 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 ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE 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 THE 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 BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPARTMENT 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 2 DAY OF APRIL, 1974.

Horace G. Fralin
TRUSTEE - A. T. LOYD

FRALIN & WALDRON, INC. - OWNER

FIRST NATIONAL EXCHANGE
BANK OF VIRGINIA

BY: *Elbert H. Waldron* (SEAL)
ELBERT H. WALDRON - PRES.

BY: *W. Nelson*
ASSIST. VICE-PRESIDENT

ATTEST: *Horace G. Fralin*
HORACE G. FRALIN - SEC.

ATTEST: *W. Nelson*
ASSIST. VICE-PRESIDENT

STATE OF VIRGINIA

COUNTY OF ROANOKE TO WIT:

I, *Cynthia S. Brooks* A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ELBERT H. WALDRON - PRESIDENT, HORACE G. FRALIN - SECRETARY, A. T. LOYD - TRUSTEE AND W. W. WARD AND A. W. NELSON - ASSISTANT VICE PRESIDENTS OF FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED *2 MAY*, 1974, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON *April 2*, 1974.

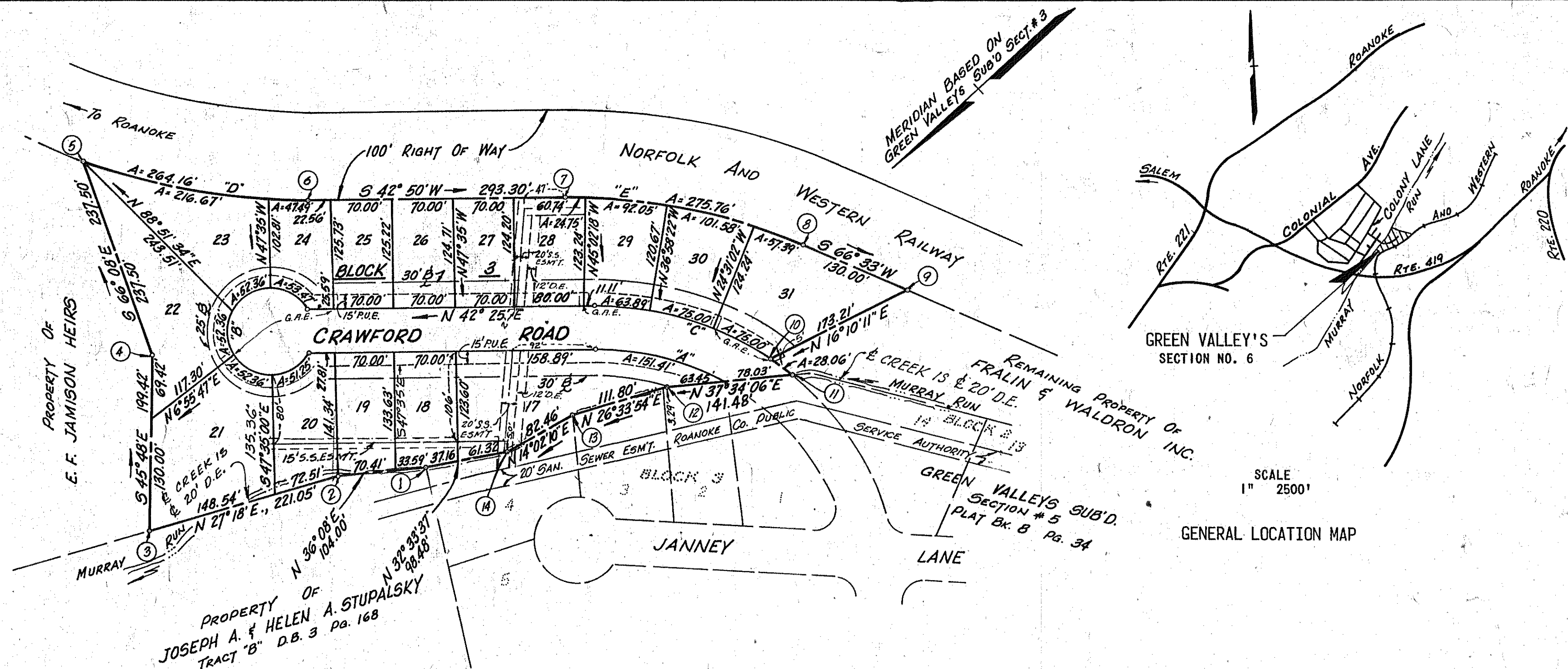
FEB 7, 1977
MY COMMISSION EXPIRES

Cynthia S. Brooks
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON *May 7*, 1974 AT *10:15* O'CLOCK *A.M.*

TESTE ELIZABETH STOKES, *Elizabeth Stokes*

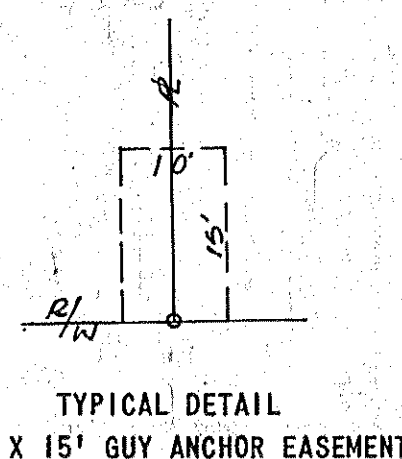
Elizabeth Stokes
DEPUTY CLERK



CURVE DATA							
CURVE	LOT	BK.	ANGLE	TAN.	RADIUS	ARC.	CHORD
A	TOT.	3	29° 24' 26"	77.41'	295.00'	151.41'	BEARING
B	TOT.	3	300° 00' 00"	50.00'	261.80'	51.25'	S 67° 07' 14" W
B	20	3	58° 43' 36"	28.13'	50.00'	51.25'	S 11° 46' 47" W
B	21	3	60° 00' 00"	28.87'	50.00'	52.36'	S 71° 08' 39" W
B	22	3	60° 00' 00"	28.87'	50.00'	52.36'	N 48° 51' 21" W
B	23	3	60° 00' 00"	28.87'	50.00'	52.36'	N 11° 08' 39" E
B	24	3	61° 16' 18"	29.61'	50.00'	53.47'	N 71° 46' 52" E
C	TOT.	3	40° 10' 53"	126.19'	345.00'	241.95'	N 62° 30' 24" E
C	29	3	10° 36' 38"	32.04'	345.00'	63.89'	N 47° 43' 19" E
C	30	3	12° 27' 20"	37.65'	345.00'	75.00'	N 59° 15' 18" E
C	31	3	12° 27' 20"	37.65'	345.00'	75.00'	N 71° 42' 38" E
C	REM.	3	4° 39' 35"	14.04'	345.00'	28.06'	N 80° 15' 46" E
D	TOT.	3	20° 54' 11"	133.57'	724.07'	264.16'	S 53° 18' 05" W
D	23	3	17° 08' 43"	109.15'	724.07'	216.67'	S 55° 11' 02" W
D	24	3	3° 45' 28"	23.75'	724.07'	47.49'	S 44° 42' 44" W
E	TOT.	3	23° 43' 00"	139.88'	666.20'	275.76'	S 54° 41' 30" W
E	28	3	2° 07' 42"	12.37'	666.20'	24.75'	S 43° 54' 02" W
E	29	3	7° 54' 59"	46.10'	666.20'	92.05'	S 48° 55' 09" W
E	30	3	8° 44' 11"	50.89'	666.20'	101.58'	S 57° 14' 46" W
E	31	3	4° 56' 08"	28.71'	666.20'	57.39'	S 64° 04' 55" W

NOTE: IRON PINS HAVE BEEN SET ON ALL PROPERTY CORNERS P.C.'S AND P.T.'S.

LEGEND:
P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
S.S. ESM'T - SANITARY SEWER EASEMENT
B. - BUILDING LINE
G.A.E. - 10' X 15' GUY ANCHOR EASEMENT



TYPICAL DETAIL
10' X 15' GUY ANCHOR EASEMENT

BOUNDARY COORDINATES ORIGIN ASSUMED		
COR.	NORTH	EAST
1	5783.07	6368.84
2	5867.07	6430.19
3	6063.50	6531.57
4	5924.47	6674.53
5	5828.38	6891.73
6	5671.39	6681.10
7	5456.30	6481.69
8	5298.05	6258.25
9	5246.32	6138.99
10	5412.68	6187.23
11	5407.93	6159.58
12	5520.07	6245.84
13	5620.07	6295.84
14	5700.07	6315.84
1	5783.07	6368.84
BOUNDARY CONTAINS 5.05 ACRES		

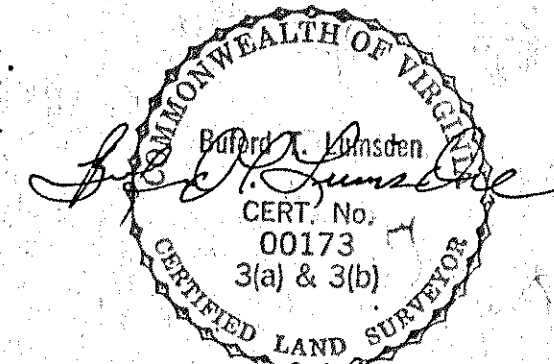
APPROVED:

John G. Lumsden
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION
John G. Lumsden
AGENT, ROANOKE CITY PLANNING COMMISSION
Charles H. Lumsden
CITY ENGINEER, ROANOKE, VIRGINIA

DATE *7/29/74*
DATE *7-30-74*
DATE *7-30-74*

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

CERTIFIED LAND SURVEYOR



MAP OF
SECTION N° 6
GREEN VALLEYS
ROANOKE COUNTY, VIRGINIA
OWNER **FRALIN & WALDRON INC.**

SCALE: 1" = 100' DATE 8 MAY 1974

BUFORD T. LUMSDEN & ASSOCIATES
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

Cane Spring District

COMM 73-292

