

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT FRALIN & WALDRON, INC. ARE THE OWNERS OF TRACT OF LAND SHOWN
HEREON BOUNDED BY CORNERS 1 THRU 30 INCLUSIVE; SUBDIVIDED INTO LOTS
AND KNOWN AS SPRINGTREE, AND BEING A PORTION OF THE PROPERTY
CONVEYED TO SAID OWNERS BY DEED DATED MARCH 6, 1973 FROM LULA VIRGINIA GISH,
WIDOW, RECORDED MARCH 19, 1973 IN DEED BOOK _____ PAGE _____ IN THE CLERK'S OFFICE
FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, SUBJECT ONLY TO THE LIEN OF
A CERTAIN DEED OF TRUST DATED MARCH 6, 1973 AND RECORDED IN DEED BOOK _____,
PAGE _____ TO A.T. LOYD AND W.H. FRALIN, TRUSTEES, EITHER OR BOTH OF WHOM MAY
ACT SECURING LULA VIRGINIA GISH, HEREAFTER REFERRED TO AS BENEFICIARY,
THE PAYMENT OF A CERTAIN SUM OF MONEY.

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
SECTION 15.1 THROUGH 477 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENE-
FICIARY HEREBY DEDICATE TO AND VEST IN THE COUNTY OF ROANOKE, VIRGINIA
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 THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HERE-
ON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, 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 OR 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
THIS PLAT OF THE SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN
THE FUTURE) AND BY REASONS OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR
THE PURPOSE OF PLACING SUCH STREETS UPON 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 OR MAINTAIN ANY EASEMENTS AS SHOWN
HEREON.

WITNESS THE SIGNATURES AND SEALS ON THIS 26th DAY OF Nov., 1974.

FRALIN & WALDRON, INC.:

BY: [Signature]
PRESIDENT - FRALIN & WALDRON, INC. - DATE

ATTEST: [Signature]
SECRETARY - FRALIN & WALDRON, INC. - DATE

[Signature]
A.T. LOYD - TRUSTEE DATE

[Signature]
W.H. FRALIN - TRUSTEES DATE

[Signature]
LULA VIRGINIA GISH - BENEFICIARY DATE

STATE OF VIRGINIA
COUNTY OF ROANOKE
TO WIT:

I, JOHN T. PARKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY,
HEREBY CERTIFY THAT ELBERT H. WALDRON, PRESIDENT AND HORACE G. FRALIN, SECRETARY,
AT LOYD, TRUSTEE, AND W.H. FRALIN, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING
WRITING DATED Nov. 26, 1974 HAVE PERSONALLY APPEARED BEFORE ME IN MY STATE AND
AND ACKNOWLEDGED THE SAME ON THIS 27 DAY OF NOV. , 1974.

MY COMMISSION EXPIRES:
DECEMBER 31, 1979

[Signature]
NOTARY PUBLIC

STATE OF VIRGINIA
COUNTY OF ROANOKE
TO WIT:

I, JOHN T. PARKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY,
HEREBY CERTIFY THAT LULA VIRGINIA GISH, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FORE-
GOING WRITING DATED Nov. 26, 1974 HAVE PERSONALLY APPEARED BEFORE ME IN MY STATE AND
COUNTY AND ACKNOWLEDGED THE SAME ON THIS 31 DAY OF NOV., 1974.

MY COMMISSION EXPIRES:
DECEMBER 31, 1979

[Signature]
NOTARY PUBLIC

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 1:15 O'CLOCK P.M. ON THIS 3 DAY OF July, 1975.

TESTE: [Signature]
CLERK
[Signature]

NOTE
THE SANITARY SEWER LINES TO SERVE
THIS SUBDIVISION ARE TO BE CONNECTED
TO THE PROPOSED GLADE CREEK INTERCEPTOR

APPROVED:

[Signature] 1-15-75
CITY ENGINEER OF ROANOKE, VIRGINIA DATE

[Signature] 1-15-75
AGENT FOR ROANOKE CITY PLANNING COMM. DATE

[Signature] 1/7/75
EXECUTIVE SECRETARY, ROANOKE DATE
COUNTY PLANNING COMMISSION

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

[Signature]
STATE CERTIFIED ENGINEER & SURVEYORS

BOUNDARY			DATA			
CORNER	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	S 51°23'40" W	79.75		49.72		62.32
2-3	S 32°36'15" W	142.20		113.79		76.62
3-4	S 13°48'50" W	74.79		72.63		17.86
4-5	S 24°19'38" W	184.68		161.01		90.46
5-6	S 44°50'28" W	854.40		605.83		602.47
6-7	S 26°18'51" W	161.24		144.53		71.48
7-8	S 7°47'13" W	85.50		84.71		11.58
8-9	S 21°04'27" W	148.82		138.87		53.51
9-10	S 34°21'42" W	40.00		33.02		22.58
10-11	N 55°38'18" W	130.00	73.37			107.31
11-12	N 34°21'42" E	85.78	70.81		48.42	
12-13	N 7°47'13" E	131.23	130.02		17.78	
13-14	N 26°18'51" E	243.86	218.59		108.10	
14-15	N 44°50'28" E	169.34	120.07		119.41	
15-16	N 45°09'32" W	120.00	84.62			85.09
16-17	N 41°04'46" W	99.75	75.19			65.55
17-18	N 37°00'00" W	100.00	79.86			60.18
18-19	N 56°04'40" E	146.50	81.76		121.57	
19-20	N 43°05'00" W	171.63	125.35			117.23
20-21	N 36°55'00" W	681.83	545.13			409.54
21-22	N 59°15'00" E	212.39	108.59		182.53	
22-23	N 85°22'17" E	255.36	20.61		254.53	
23-24	N 32°55'00" E	195.66	164.25		106.33	
24-25	N 53°30'00" E	85.0	50.56		68.33	
25-26	N 88°35'00" E	65.0	1.61		64.48	
26-27	N 49°45'00" E	108.0	106.44		18.29	
27-28	N 32°18'00" E	135.12	114.32		72.04	
28-29	N 71°53'40" E	150.11	46.65		142.68	
29-30	S 33°15'46" E	525.0		438.99		287.95
30-1	S 33°09'46" E	440.38		368.65		240.90
TOTALS			2217.80	2217.79	1853.84	1853.78
BOUNDARY			CONTAINS 29.259 ACRES			

MAP OF
SPRINGTREE
PROPERTY OF
FRALIN & WALDRON, INC
ROANOKE COUNTY, VIRGINIA

SCALE: 1"=100' MARCH 1, 1974

T.P. PARKER & SON
ENGINEERS & SURVEYORS
SALEM, VIRGINIA