

KNOW ALL MEN BY THESE PRESENTS:

THAT GRAMCO, INC. (FORMERLY K. B. GRAHAM BUILDER, INC.) IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED AND KNOWN AS SECTION NO. 1 "RUXTON OF ROANOKE" BOUNDED AS SHOWN HEREON, IN DETAIL BY OUTSIDE CORNERS 1 THRU 26 TO 1, INCLUSIVE WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUG. 31, 1973, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 931 PAGE 327, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO HARVEY S. LUTINS AND A. T. LOYD, TRUSTEES SECURING RAYMOND H. SLOAN, AND ELVA B. SLOAN AND ALVIN E. FOX AND VICTOR L. SMITH, BENEFICIARIES, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 981 PAGE 332, DATED AUG. 31, 1973, ALSO DEED DATED NOV. 1, 1973 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 985 PAGE 625 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO G. O. CLEMENS AND HARVEY S. LUTINS, TRUSTEES, SECURING LENORA BLANCHE CRAIGHEAD, BENEFICIARY, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 985 PAGE 630 DATED NOV. 14, 1973.

THE SAID OWNER CERTIFIES THAT THE SUBDIVISION OF THE LAND AS SHOWN HEREON IS ENTIRELY WITH ITS FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THE PLAT AND SUBDIVISION 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 12th DAY OF March, 1976.

GRAMCO, INC.

BY: Kenneth B. Graham
KENNETH B. GRAHAM, PRESIDENT

ATTEST: Dickey C. Polk
DICKEY C. POLK, SECRETARY

TRUSTEES:

BY: Harvey S. Lutins
HARVEY S. LUTINS

BY: G. O. Clemens
G. O. CLEMENS

BY: A. T. Loyd
A. T. LOYD

BENEFICIARIES:

BY: Alvin E. Fox
ALVIN E. FOX

BY: Victor L. Smith
VICTOR L. SMITH

BY: Raymond H. Sloan
RAYMOND H. SLOAN

BY: Elva B. Sloan
ELVA B. SLOAN

BY: Lenora Blanche Craighead
LENORA BLANCHE CRAIGHEAD

STATE OF VIRGINIA TO WIT:
CITY/COUNTY OF ROANOKE

I, Thomas J. Lumsden, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT KENNETH B. GRAHAM, PRESIDENT, DICKEY C. POLK, SECRETARY, HARVEY S. LUTINS, A. T. LOYD, AND G. O. CLEMENS, TRUSTEES, ALVIN E. FOX, VICTOR L. SMITH, RAYMOND H. SLOAN, ELVA B. SLOAN, AND LENORA BLANCHE CRAIGHEAD, BENEFICIARIES, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED March 12, 1976, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON March 12, 1976.

MY COMMISSION EXPIRES ON March 13, 1977

Thomas J. Lumsden
NOTARY PUBLIC

CORPORATE SEAL

NOTE:

ALL SANITARY SEWER AND WATER LINE EASEMENTS ARE HEREBY DEDICATED TO ROANOKE COUNTY FOR MAINTENANCE PURPOSES.

ALL STREETS AND ROADWAYS SHOWN HEREON SHALL REMAIN AS PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. STREETS BEING LONDONDERRY LANE AND STONEHENGE SQUARE.

NOTE:

PARCELS A, B, C, AND D WILL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION FOR INTENDED USE OF ITS MEMBERS.

APPROVED:

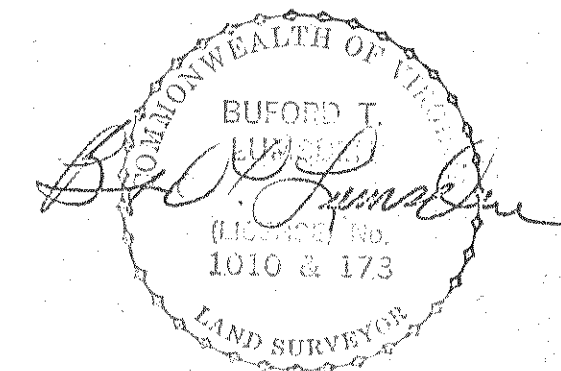
h. l. Lumsden 4-12-76
SECRETARY, ROANOKE COUNTY PLANNING COMMISSION DATE
Thomas J. Lumsden 4-12-76
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
Thomas J. Brady 4-12-76
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON 12 April 1976, AT 8:30 O'CLOCK A.M.

TESTEE: Elizabeth A. Stokes
ELIZABETH STOKES
By: Clarence A. Hubler DC.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

Buford T. Lumsden
CERTIFIED LAND SURVEYOR



PLAT OF
SECTION-1
RUXTON OF ROANOKE
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
OWNER:
GRAMCO, INC.
(FORMERLY K.B. GRAHAM BUILDER, INC.)
SCALE: AS NOTED DATE: 16 JAN. 1976
BUFORD T. LUMSDEN & ASSOCIATES P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

SHEET NO. 1 OF 2