

Know all men by these presents, to wit:
That Charles R. Simpson Inc. is the owner of the tract of land shown hereon bounded by corners 1 thru 22 inclusive and subdivided into lots as shown hereon and known as Section No. 7, NOTTINGHAM HILLS.

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 15.1-477 of the 1950 code of Virginia.

The said owner hereby dedicates to the County of Roanoke, such portions the premises platted as are in 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 acceptance of the dedication of the streets, etc., by the Board of Supervisors of Roanoke County, Va., on its own behalf and for and on account of its successors and assigns, specifically releases the County of Roanoke and VIRGINIA DEPT. OF HIGHWAYS from any and all claims for damages which said owner, its successors and assigns may or might have against the County of Roanoke or Virginia Dept. of Hwys. 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 and the Virginia Dept. of Highways and said County or Va. Dept. of Hwys. shall not be required to construct any retaining wall or walls along the said streets and property lines thereof.

Witness the signatures of said Corporation by CHARLES R. SIMPSON, its President, with its corporate seal here unto affixed and attested by NAOMI G. SIMPSON, its secretary on this 4th day of September, 1975.

BY: Charles R. Simpson ATTEST: Naomi G. Simpson
CHARLES R. SIMPSON, PRES. NAOMI G. SIMPSON, SECRETARY
OF CHARLES R. SIMPSON, INC. OF CHARLES R. SIMPSON, INC.

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, Linda T. Smiley, a Notary Public in and for the aforesaid State and County, do hereby certify that Charles R. Simpson and Naomi G. Simpson whose names are signed to the foregoing writing dated September 4th, having personally appeared before me in my State and County and acknowledged the same on this 4th day of September, 1975.

MY COMMISSION EXPIRES: 5-28-1979
Linda T. Smiley
NOTARY

APPROVED:

W. G. Sweeney 3/31/76
Secy. of Roanoke County Planning Commission Date
L. A. Mummolo 5-4-76
Agent for Roanoke Planning Commission Date
Thomas A. Brady 6-4-76
City Engineer - Roanoke, Va. Date

In the Clerks Office for the Circuit Court of Roanoke County, Virginia this map was presented and with the Certificate of Acknowledgment thereto annexed, admitted to record at 10 o'clock a.m., on this 4 day of September, 1975.

TESTE: Charles R. Simpson
CLERK
4/8/76

LEGAL REFERENCE

See Deed Book 1028 Page 429
for conveyance from
LUWANA CORP. to
CHARLES R. SIMPSON, INC.

LEGEND

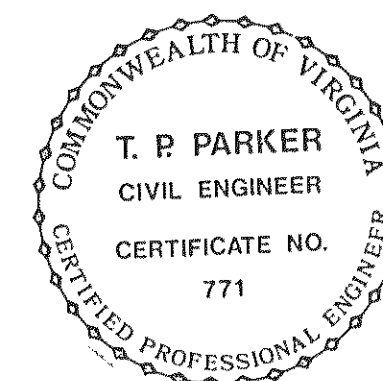
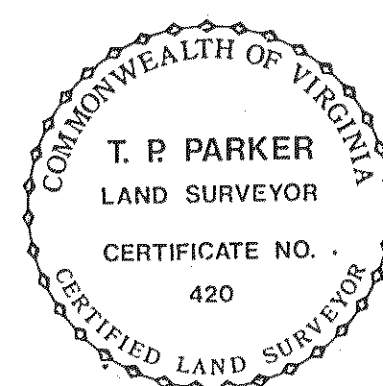
G.A.E. DENOTES GUY ANCHOR EASEMENT
T.E.E. DENOTES TELEPHONE & ELECTRIC EASEMENT
P.U.E. Denotes Public Utility Easement.
D.E. Denotes Drainage Easement.
S.E. Denotes Sewer Easement.
M.B.L. Denotes Minimum Bldg. Line.

NOTE "A" All Dwellings shall be erected facing Dawn Circle on lots 1 thru 5.

I, hereby certify that this plat of Survey is correct.

T. R. Parker
State Certified Engr. & Surveyor

Note: Iron Pins placed at all lot corners, P.C. & P.T.



STORM DRAIN EASEMENTS SHOWN HEREON CROSSING THE PROPERTY OF LUWANA CORP ARE HEREBY DEDICATED TO THE COUNTY OF ROANOKE.

SANITARY SEWER EASEMENTS SHOWN HEREON CROSSING THE PROPERTY OF LUWANA CORP ARE HEREBY DEDICATED TO THE COUNTY OF ROANOKE.

9/4/75
PRESIDENT LUWANA CORP.

9/4/75
SECRETARY LUWANA CORP.

CUR	LOT	BLK	DELTA	RAD.	ARC.	TAN.	CHD.	BRNG.	DIST.
A	1		59°59'44"	191.0	200.0	110.26	N79°03'42"	W	190.99
A	2		17°47'35"	191.0	59.31	2990	N40°10'02"	W	59.08
A	TOT		77°47'19"	191.0	259.31	154.09	N70°09'55"	W	239.85
B	10		07°56'05"	241.0	33.38	16.71	S35°14'18"	E	33.35
B	11		23°46'28"	241.0	100.0	50.73	S51°05'34"	E	99.29
B	12		23°46'28"	241.0	100.0	50.73	S74°52'02"	E	99.29
B	13		22°18'18"	241.0	95.82	47.51	N62°05'35"	E	93.23
B	TOT		77°47'19"	241.0	327.29	194.42	S70°09'55"	E	302.64
C	1		116°45'35"	25.0	51.82	42.24	S11°33'38"	W	43.03
D	13		60°10'49"	61.09	64.17	35.40	S78°58'10"	E	61.26
E	1		21°28'54"	326.07	122.25	61.85	S37°04'42"	E	121.54
E	RD		01°03'36"	326.07	6.03	3.02	S48°20'57"	E	6.03
E	TOT		22°32'30"	326.07	128.28	64.98	N37°56'30"	W	127.46
F	3		24°14'32"	274.05	115.95	58.96	S14°12'59"	E	115.09
F	4		15°29'43"	274.05	74.16	37.29	S05°39'08"	W	73.89
F	TOT		39°44'15"	274.05	190.07	99.0	N06°28'08"	W	186.28
G	A		53°03'07"	50.0	46.30	24.96	S01°55'48"	E	44.66
G	6, Sec. 4		83°34'23"	50.0	72.93	44.08	S70°14'34"	E	66.64
G	17		168°45'18"	50.0	60.0	34.21	S58°58'24"	W	56.46
G	16		94°37'12"	50.0	82.57	54.20	N39°20'21"	W	73.50
G	TOT		300°	50.0	261.80		S37°59'15"	W	50.0
H	5		196°50'45"	50.0	84.63	56.49	N19°45'38"	W	74.88
H	6		166°02'08"	50.0	57.63	32.49	S78°43'56"	W	54.49
H	7		77°56'16"	50.0	68.01	40.44	S06°44'44"	W	62.89
H	8		59°02'51"	50.0	51.53	28.32	S61°44'50"	E	49.28
H	TOT		300°	50.0	261.80		S58°43'45"	W	50.0
J	14		26°03'30"	234.28	106.55	54.21	N78°05'15"	W	105.63
J	Sec 7 Only		163°22'30"	50.0	142.57	34.22	N73°43'00"	W	98.95

COR.	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	S41°07'15"	W	170.00	128.065		111.800
2-3	S17°38'17"	E	113.00	107.678	34.271	
3-4	S87°21'10"	W	66.06		3.051	65.990
4-5	S11°54'45"	W	184.57	180.595		38.099
5-6	N78°05'15"	W	23.81	4.915		23.297
6-7	N65°03'30"	W	105.63	44.544		95.779
7-8	N52°01'45"	W	235.51	144.900		185.658
8-9	N73°43'00"	W	98.95	27.744		94.981
9-10	N65°24'15"	W	104.80	43.619		95.291
10-11	N35°03'45"	W	133.60	115.999		67.832
11-12	N29°07'20"	W	150.63	151.589		73.398
12-13	N05°00'00"	W	140.00	135.467		12.202
13-14	S85°00'00"	W	116.45	10.149		116.007
14-15	N06°06'30"	W	305.76	304.024		32.538
15-16	N83°53'28"	E	234.95	25.003	233.616	
16-17	N06°23'50"	E	155.00	154.035	17.270	
17-18	S83°36'10"	E	514.06		57.277	510.859
18-19	S15°24'05"	W	163.58		158.127	37.909
19-20	S06°28'08"	E	186.28		165.094	20.987
20-21	S26°20'15"	E	131.28		117.652	58.243
21-22	S37°36'30"	E	127.46		100.974	77.784
22-1	S48°52'45"	E	129.65		55.264	97.008
TOTAL			1134.938	1134.926	1050.698	1050.691

BOUNDARY CONTAINS 14.477 ACRES.



MAP OF SECTION 7 NOTTINGHAM HILLS

PROPERTY OF CHARLES R. SIMPSON, INC.
ROANOKE COUNTY, VA.

SCALE: 1" = 100' JUNE 12, 1975

BY: T. R. PARKER & SON
Engineers Surveyors