

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. 2, "RUXTON OF ROANOKE" BOUNDED AS SHOWN HEREON, IN DETAIL BY OUTSIDE CORNERS 9A THRU 9J TO 14 TO 9 THRU 14, 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 981 PAGE 327, WHICH LAND IS SUBJECT TO THE LIEN OF TWO CERTAIN DEEDS OF TRUST TO DONALD A. WILLIAMS, TRUSTEE SECURING HOWARD E. SIGMON, BENEFICIARY, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOKS 1039 PAGE 309 AND DEED BOOK 1039 PAGE 320, RESPECTIVELY DATED APRIL 7, 1976, ALSO DEED DATED NOV. 1, 1973 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VA., IN DEED BOOK 985, PAGE 625.

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 15.1 485 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 14th DAY OF July, 1976.

GRAMCO, INC.

BY: Kenneth E. Graham ATTEST: Dickey C. Polk, Secretary
KENNETH E. GRAHAM PRESIDENT DICKEY C. POLK, SECRETARY

TRUSTEE:

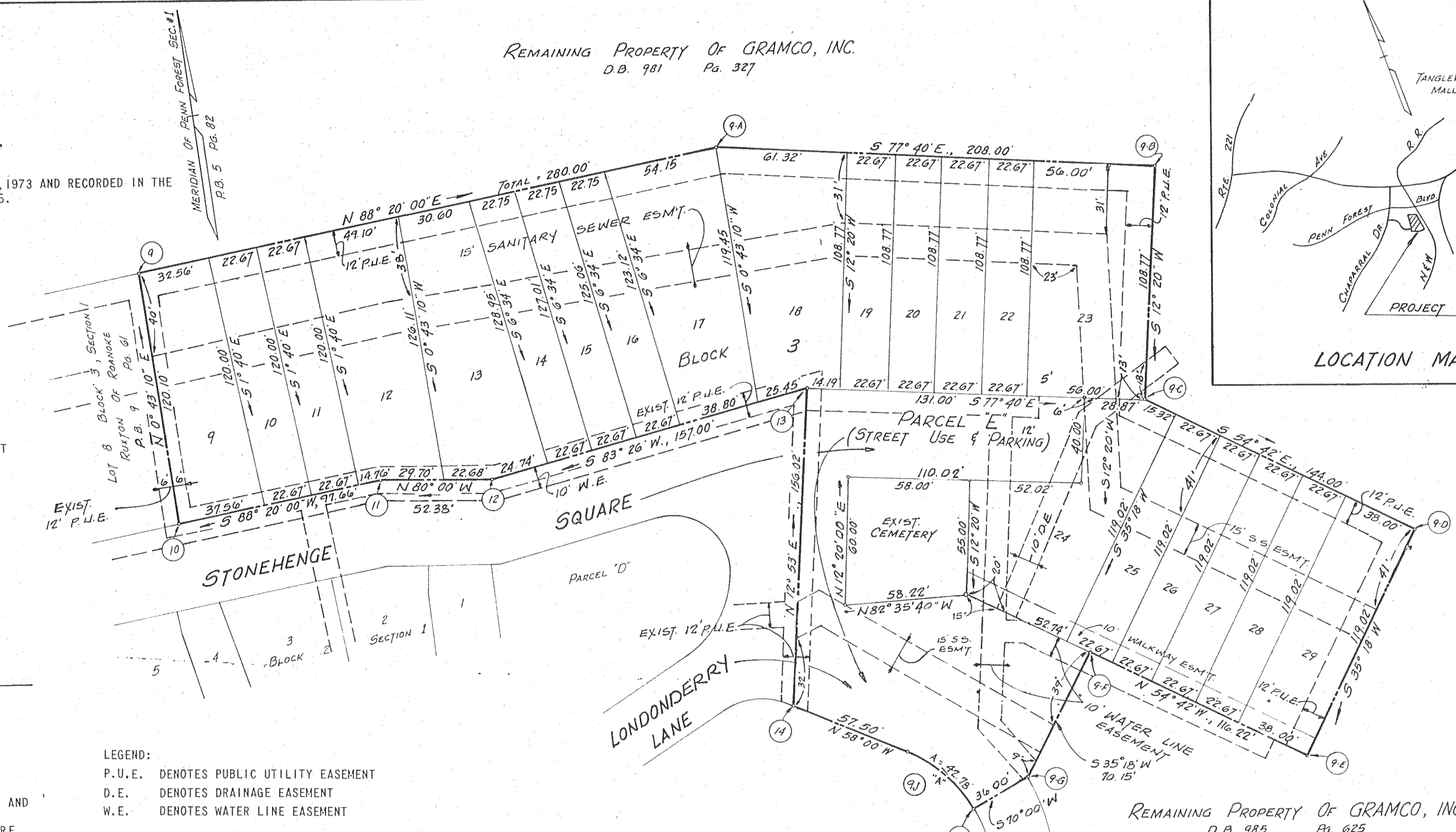
BY: Donald A. Williams BENEFICIARY: Howard E. Sigmon
DONALD A. WILLIAMS HOWARD E. SIGMON

STATE OF VIRGINIA TO WIT:
CITY COUNTY OF ROANOKE

I, Elizabeth Stokes, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT KENNETH B. GRAHAM, PRESIDENT, DICKEY C. POLK, SECRETARY, DONALD A. WILLIAMS, TRUSTEE, AND HOWARD E. SIGMON, BENEFICIARY, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED 14th 1976, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 14th, 1976.

MY COMMISSION EXPIRES ON _____.

NOTARY PUBLIC



LEGEND:
P.U.E. DENOTES PUBLIC UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
W.E. DENOTES WATER LINE EASEMENT

BOUNDARY COORDINATES		
ORIGIN OF CO-ORDINATES ASSUMED		
COR.	NORTH	EAST
9	6449.310	5567.298
9A	6457.454	5847.179
9B	6413.025	6050.379
9C	6306.765	6027.146
9D	6223.554	6144.670
9E	6126.417	6075.893
9F	6193.576	5981.041
9G	6136.324	5940.505
9H	6125.721	5911.374
9J	6158.361	5884.943
14	6188.832	5836.180
13	6340.924	5870.967
12	6322.970	5714.997
11	6332.065	5663.413
10	6329.225	5565.794
AREA = 2.22 Ac.		

NOTES:
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.
PARCEL "E" WILL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION FOR INTENDED USE OF ITS MEMBERS.
CEMETERY WILL BE FENCED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 1976. AT 1:00 O'CLOCK P.M.

TESTEE: Elizabeth Stokes

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

CERTIFIED LAND SURVEYOR

PLAT OF
SECTION-2
RUXTON OF ROANOKE
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
OWNER:
GRAMCO, INC.
(FORMERLY K.B. GRAHAM BUILDER, INC.)
SCALE: 1" = 40' DATE: 14 SEPT. 1976
BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA