BOUNDARY LINE CALCULATIONS

CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 16° 12'14"E.	26.32	25.27		7.34	
2-3	N. 18°31'12"E.	270.31	256.30		85.88	
3-4	N. 8°36'14"E.	94.72	93.69		14.18	
4-5	N. 1° 19'W.	228.23	228.17			5.24
5-6	S. 87°23'E.	10.08		0.46	10.01	
6-7	N. 1° 19'W.	237.39	237.33			5.46
7-8	N. 4° 19'W.	572.12	570.50			43.06
8-9	N. 88°57'W.	1397.45	26.60			1397.41
9-10	S. 6°38'E.	731.44		726.54	84.49	
10-11	S. 27°13'15"E.	151.11		134.37	69.13	
11-12	S. 80°43'W.	70.88		11.43		69.95
12-13	N. 62°40'W.	26.46	12.16			23.50
13-14	S. 68°44'W.	20.00		18.14		8.60
14-15	S. 21° 16'E.	393.92		367.09	142.88	
15-16	S. 49°46'E.	180.00		116.26	137.42	
16-17	S. 22°23'E.	318.46		294.46	121.27	
17-18	N. 49°35'E.	144.40	93.62		109.94	
18-19	N. 40°25'W.	24.55	18.69			15.92
19-20	N. 79°16'E.	577.50	107.55		567.39	
20-1	S. 89°58'12"E.	257.24		0.11	257.24	
	TOTALS		1668.87	1668.86	1607.17	1607.14

CURVE DATA

CURVE	ANGLE	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD DIST.
B-8	97°50'	100.00	114.70	170.75	S. 52° 17' W.	150.75
LOT-1	48°21'	100.00	44.89	84.39	S. 67° 01' 30" W.	81.91
LOT-7	49°27'	100.00	46.08	86.36	S. 18° 06' 30" W.	83.71
A	4°38½'	325.00	13.17	26.33	N. 16° 12' 15" E.	26.32
B	19°50½'	275.00	48.10	95.23	S. 8° 36' 15" W.	94.76
LOT-8	6°27'	275.00	15.50	30.96	S. 1° 54' 30" W.	30.94
LOT-9	13°23½'	275.00	32.25	64.27	S. 11° 49' 45" W.	64.13
C	21°00½'	20.00	20.34	31.77	S. 45° 49' 15" E.	28.83
D	88°53½'	20.00	19.65	31.07	S. 43° 10' 45" W.	28.03
E	90°00'	20.00	20.00	31.42	S. 47° 19' 30" E.	28.28
F	90°00'	20.00	20.00	31.42	N. 42° 40' 30" E.	28.28
G	62°10'	225.00	135.64	244.13	S. 28° 48' 30" W.	232.33
LOT-4	7°50'	225.00	15.40	30.76	S. 1° 35' 30" W.	30.74
LOT-13	54°30'	225.00	115.47	213.97	S. 32° 40' 30" W.	205.96
H	62°10'	275.00	165.78	298.38	N. 28° 48' 30" E.	283.96
LOT-5	7°49'	275.00	18.79	37.53	N. 55° 06' E.	37.49
LOT-6	16°41'	275.00	40.32	80.07	N. 43° 41' E.	79.79
LOT-7	17°43'	275.00	42.86	85.03	N. 26° 29' E.	84.70
LOT-8	17°43'	275.00	42.86	85.03	N. 8° 46' E.	84.70
LOT-1	2°14'	275.00	5.36	10.72	N. 0° 18' 12" W.	10.72
J	202°38'	40.00	—	137.31	N. 20° 09' 30" W.	80.00
LOT-11	109°00'	40.00	51.20	76.60	S. 83° 09' 30" W.	65.94
LOT-10	109°53½'	40.00	54.94	75.32	S. 46° 47' 15" E.	64.68
LOT-4	70°44½'	40.00	28.46	49.39	N. 43° 53' 45" E.	46.31
K	86°21'	20.00	18.44	28.79	S. 40° 21' 30" E.	27.11
L	85°12½'	20.00	18.49	29.80	N. 44° 59' 45" E.	27.11
M	49°27'	105.00	41.84	79.63	S. 24° 02' 30" W.	77.73
LOT-6	10°56'	105.00	17.49	32.47	S. 11° 45' 30" W.	32.31
BOUND	89°43½'	105.00	82.07	164.17	S. 55° 31' 45" W.	148.10
LOT-7	15°44½'	105.00	14.52	28.85	S. 37° 53' 45" W.	28.76
N	48°27'	155.00	61.76	117.54	N. 24° 02' 30" E.	114.15
LOT-9	26°19½'	155.00	36.26	71.21	N. 32° 36' 15" E.	70.59
LOT-1	17°07½'	155.00	23.34	46.33	N. 10° 52' 45" E.	46.16
R	90°00'	15.68	15.68	24.35	S. 6° 15' 58" W.	22.10
S	90°00'	15.68	15.68	24.35	N. 38° 02' W.	22.10
T	65°16'	100.00	64.04	113.91	S. 45° 40' W.	107.85
U	65°16'	150.00	96.06	170.87	N. 26° 40' W.	161.78
V	51°40'	150.00	72.62	136.26	S. 32° 28' E.	130.73
LOT-11	19°28'	150.00	26.78	50.94	S. 14° 22' E.	50.72
LOT-12	32°12'	150.00	43.29	84.30	S. 42° 12' E.	83.13
W	51°40'	100.00	48.41	90.18	N. 32° 28' W.	87.15
X	82°10'	20.00	17.64	28.68	N. 47° 43' W.	26.29
Y	97°50'	20.00	22.90	34.15	N. 42° 17' E.	30.15
AA	95°31'	20.00	22.02	33.35	S. 43° 24' 30" W.	29.61
BB	84°29'	22.01	19.99	32.46	S. 46° 33' 30" E.	29.59
CC	97°50'	50.00	57.38	85.38	N. 42° 17' E.	75.38
DD	90°00'	20.00	20.00	31.42	S. 46° 12' W.	28.28
EE	90°00'	20.00	20.00	31.42	N. 43° 48' W.	28.28
FF	84°29'	20.00	18.16	29.49	S. 46° 33' 30" E.	26.89
GG	21°02'	425.00	78.90	156.02	S. 84° 37' W.	155.14
LOT-13	11°26'	425.00	42.67	85.04	N. 88° 46' W.	84.91
BOUND	9°34'	425.00	35.66	70.96	S. 80° 43' W.	70.88
HH	191°14½'	375.00	63.41	125.63	N. 87° 22' 15" E.	125.04
II	82°48'	20.00	17.63	28.90	N. 62° 40' W.	26.46
KK	99°02½'	20.00	23.49	34.58	N. 28° 16' 15" E.	30.42
LL	28°30'	360.00	91.43	179.07	N. 32° 33' W.	177.23
LOT-11	62°54'	360.00	18.55	37.07	N. 62° 48' W.	37.05
LOT-12	12°44'	360.00	40.17	80.01	N. 37° 30' W.	79.84
LOT-13	9°52'	360.00	31.08	61.99	N. 26° 12' W.	61.92
MM	31°25'	284.74	80.08	156.13	N. 34° 02' 30" W.	154.18
LOT-10	22°46'	284.74	57.39	113.14	N. 29° 48' W.	112.40
LOT-11	8°39'	284.74	21.53	42.99	N. 45° 26' 30" W.	42.93
NN	115°53'	20.00	31.93	40.46	N. 24° 17' 30" W.	33.94
PP	61°10'	20.00	11.82	21.35	N. 15° 11' E.	20.35

LEGAL REFERENCES:

1- PART OF AREA CONVEYED BY ELDRIDGE R. DUDLEY D.B. 682 PG. 380 = 0.212 ACRES

2- PART OF AREA CONVEYED BY H.T. DUDLEY BY DEED DATED JULY 25, 1963 = 44.550 ACRES

GROSS AREA = 44.762 ACRES

LESS AREA IN CONTEST = 0.076 ACRES

TOTAL NET AREA = 44.686 ACRES

NOTE: RESTRICTIONS WILL BE SET FORTH IN DEEDS.

NOTE:

R.U.E.: PUBLIC UTILITY EASEMENT
S.E.: SEWER EASEMENT
D.E.: DRAINAGE EASEMENT
G.A.E.: GUY ANCHOR EASEMENT

THAT RICHARD R. HANLETT AND NANCY M. HANLETT, HIS WIFE, AND PATRICK L. WINGFIELD AND GLADYS E. WINGFIELD, HIS WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 20 TO 1 AND KNOWN AS SECTION Nº2 "BRIARCLIFF" WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 682, PAGE 380, AND PART OF 48.465 ACRES CONVEYED TO SAID OWNERS BY H.T. DUDLEY BY DEED DATED JULY 25, 1963

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON, INTO LOTS, BLOCKS, AND STREETS IS ENTIRELY WITH THEIR FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-797 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.

THE SAID OWNERS DO BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE, ALL OF THE LAND ENGRAVED WITHIN THE STREETS OF THIS SUBDIVISION.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS MAP AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, THEIR 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 REFERED 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.

IN WITNESS WHEREOF WE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON JULY 29, 1963.

Richard R. Hanlett (SEAL) OWNER — Patrick L. Wingfield (SEAL) OWNER

Nancy M. Hanlett (SEAL) OWNER — Gladys E. Wingfield (SEAL) OWNER

STATE OF VIRGINIA, TO WIT:
CITY OF ROANOKE

I, Ann H. Huddleston, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT RICHARD R. HANLETT AND NANCY M. HANLETT, HIS WIFE, AND PATRICK L. WINGFIELD AND GLADYS E. WINGFIELD, HIS WIFE, OWNERS, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED July 5, 1963, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON July 29, 1963.

June 27, 1966
MY COMMISSION EXPIRES

Ann H. Huddleston
NOTARY PUBLIC

APPROVED:-

Edwin T. Turner — DATE 8/6/63
CHAIRMAN - BOARD OF SUPERVISORS OF ROANOKE COUNTY

Ben Brown Lewis — DATE 8/7/63
SECRETARY - ROANOKE COUNTY PLANNING COMMISSION

W.L. Hearhart — DATE 7-22-63
AGENT - TOWN OF VINTON PLANNING COMMISSION

COMMONWEALTH OF VIRGINIA
HARRY A. WALL
CIVIL ENGINEER
CERTIFICATE No. 870
CERTIFIED PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
DAVID DICK
CERTIFICATE NO. 181
CERTIFIED LAND SURVEYOR

JULY 25, 1963
I, HEREBY, CERTIFY THAT THIS MAP OF SURVEY IS CORRECT.
David Dick
STATE CERT. ENGR. & SURVEYOR

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR ROANOKE CO., VIRGINIA, THIS MAP IS PRESENTED ON Sept. 4, 1963, AND WITH THE CERTIFICATES OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:00 O'CLOCK P.M.
TESTE: ROY C. BROWN
DEPUTY CLERK

MAP OF SECTION Nº2
BRIARCLIFF
PROPERTY OF RICHARD R. HANLETT et al
SITUATE S.E. OF VINTON
ROANOKE COUNTY, VIRGINIA
BY: DAVID DICK & HARRY A. WALL
CIVIL ENGINEERS & SURVEYORS
DATE: JULY 25, 1963 SCALE: 1" = 100'