

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT D. J. COOPER AND L. RUTH COOPER ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 14, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF COUNTRY HOMES, CONTAINING 6.48 ACRES, AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO SAID OWNERS BY DEED DATED FEBRUARY 1, 1972 FROM J. C. CROFT AND HELEN F. CROFT RECORDED IN DEED BOOK 937, PAGE 409 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VA, SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST FROM D. J. COOPER AND L. RUTH COOPER TO JOHN L. HART AND RICHARD C. PATTISALL, TRUSTEES SECURING J. C. CROFT AND HELEN F. CROFT, BENEFICIARIES, THE PAYMENT OF A CERTAIN SUM OF MONEY AND RECORDED IN DEED BOOK 937, PAGE 412 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1 - 477 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNERS WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES AND BENEFICIARIES, DEDICATE TO AND VEST IN COUNTY OF ROANOKE, VA, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, DEVISEES, 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 THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND 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 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.

WITNESS THE SIGNATURES AND SEALS ON THIS 13 DAY OF MARCH, 1973.

D. J. Cooper  
D. J. COOPER, OWNER

L. Ruth Cooper  
L. RUTH COOPER, OWNER

STATE OF VIRGINIA  
COUNTY OF ROANOKE

I, JOHN T. PARKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT D. J. COOPER AND L. RUTH COOPER, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED MARCH 13, 1973, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 13 DAY OF MARCH, 1973.

MY COMMISSION EXPIRES:

DECEMBER 31, 1974

John T. Parker  
NOTARY PUBLIC

APPROVED:

[Signature] 3/14/73  
SECY. OF ROANOKE CO. PLANNING DATE CHAIRMAN OF BOARD OF SUPERVISORS DATE  
COMM. OF ROANOKE CO.

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 11:55 O'CLOCK A. M. ON THIS 17 DAY OF April, 1973.

TESTE: Charles J. Miller  
CLERK

By: Charles J. Miller D.C.

ALL STREETS AS SHOWN HEREON, EXCEPT U.S. HIGHWAY 221, AND THE RIGHTS-OF-WAY THEREFORE ARE SPECIFICALLY DEDICATED TO THE COUNTY OF ROANOKE AND TO THE USE OF THE GENERAL PUBLIC. HOWEVER, SAID STREETS BEING GRADED TO CROSS SECTIONS AND PROFILE TO STEEP IN GRADE FOR ACCEPTANCE INTO THE PUBLIC ROAD SYSTEM OF THE COMMONWEALTH OF VIRGINIA, UNDER EXISTING STANDARDS, IT IS SPECIFICALLY REPRESENTED AND WARRANTED AS FOLLOWS:

ALL MAINTENANCE, REPAIR AND UPKEEP OF SAID STREETS, INCLUDING DRAINAGE ALONG OR UNDER THE SAME, SHALL BE AND REMAIN THE RESPONSIBILITY OF ALL LAND-OWNERS WHOSE PROPERTIES TOUCH OR CONCERN THE SAME, UNTIL SUCH TIME AS SAID STREETS MAY BECOME A PART OF THE PUBLIC ROAD SYSTEM OF THE COMMONWEALTH OF VIRGINIA. THESE REPRESENTATIONS AND RESTRICTIONS SHALL BE AND CONSTITUTE A COVENANT AND RESTRICTION RUNNING WITH THE LAND AND SHALL BE MADE A PART OF ANY DEED TO LANDS TOUCHING OR CONCERNING SAID STREETS.

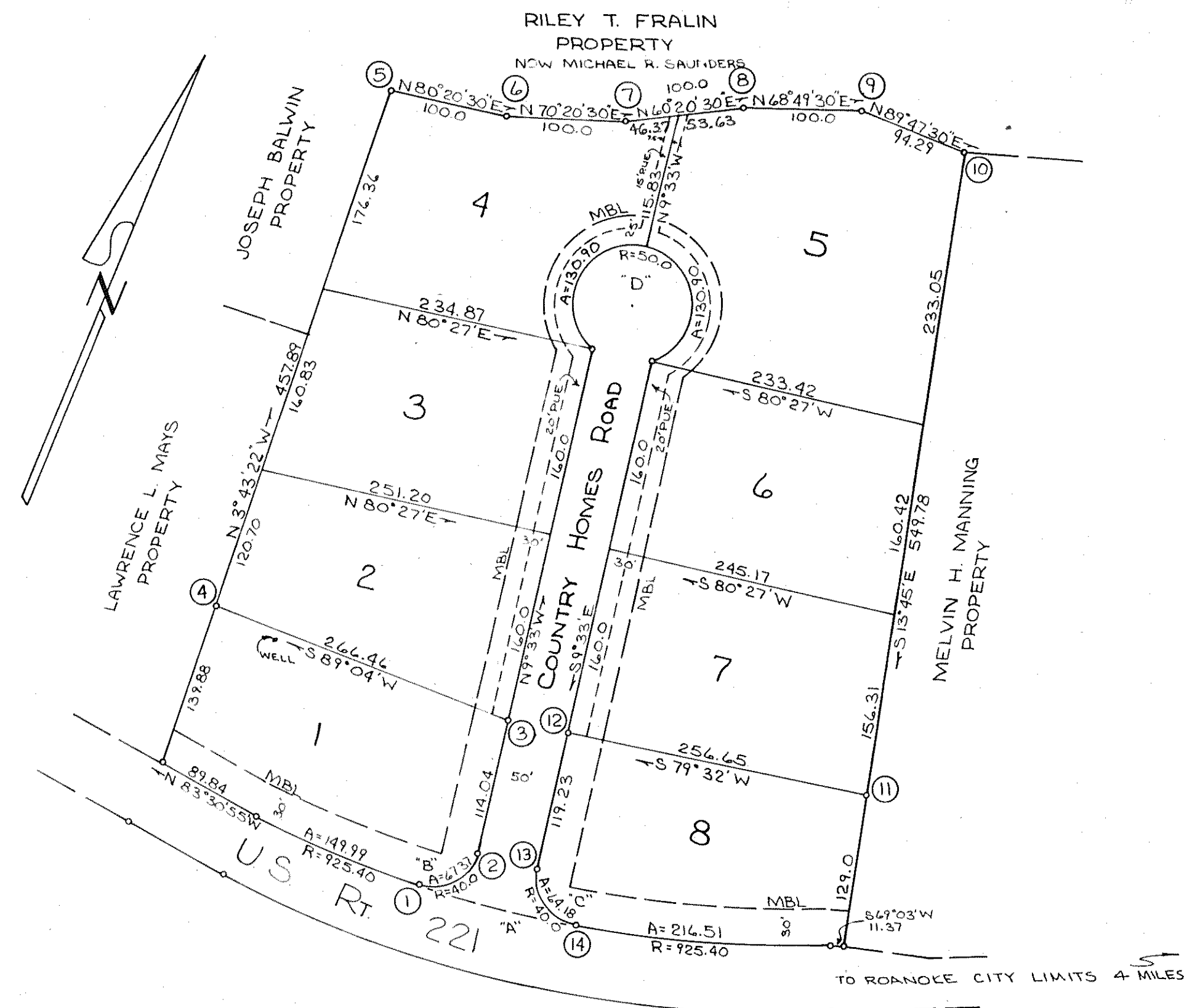
I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

John T. Parker  
VA STATE CERTIFIED ENGR. & SURVEYOR

CURVE DATA						
CURVES	LOT	ANGLE	TAN.	RAD.	ARC	BEARING
A		31° 07' 00"	257.68	925.40	502.63	S 80° 40' 37" W
A	1	9° 17' 13"	75.16	925.40	149.99	N 88° 24' 23" W
A	ROAD	8° 25' 42"	68.19	925.40	136.13	S 82° 44' 11" W
A	8	13° 24' 18"	108.75	925.40	216.51	S 71° 49' 08" W
B	1	96° 30' 01"	44.82	40.0	67.37	N 38° 42' 03" E
C	8	91° 55' 41"	41.37	40.0	64.18	N 55° 30' 15" W
D		300° 00' 00"	—	50.0	261.80	N 80° 27' 00" E
D	4	150° 00' 00"	186.60	50.0	130.90	N 5° 24' 00" E
D	5	150° 00' 00"	186.60	50.0	130.90	S 24° 33' 00" E

BOUNDARY DATA						
CORNER	BEARING	DIST.	NORTH	SOUTH	EAST	WEST
1-2	N 38° 42' 03" E	59.68	46.58		37.32	
2-3	N 9° 33' 00" W	114.04		112.46		18.92
3-4	S 89° 04' 00" W	266.46			4.34	266.42
4-5	N 3° 43' 22" W	457.89	456.92			29.73
5-6	N 80° 20' 30" E	100.0	16.78		98.58	
6-7	N 70° 20' 30" E	100.0	33.64		94.17	
7-8	N 60° 20' 30" E	100.0	49.48		86.90	
8-9	N 48° 49' 30" E	100.0	36.12		93.25	
9-10	N 89° 47' 30" E	94.29	0.34		94.29	
10-11	S 13° 45' 00" E	549.78		534.02	130.67	
11-12	S 79° 32' 00" W	256.65		46.62		252.38
12-13	S 9° 33' 00" E	119.23		117.58	19.78	
13-14	S 55° 30' 15" E	57.51		32.57	47.40	
14-1	S 82° 44' 11" W	136.0		17.20		134.91
TOTALS			752.32	752.33	702.36	702.36

BOUNDARY CONTAINS 6.48 ACRES



# MAP OF COUNTRY HOMES

PROPERTY OF D. J. COOPER

ROANOKE COUNTY,

VIRGINIA

SCALE: 1" = 100'

MARCH 14, 1973

BY: T. P. PARKER & SON  
ENGINEERS & SURVEYORS