

APPROVED:

AGENT ROANOKE COUNTY PLANNING COMMISSION DATE

STATE OF VIRGINIA OF TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT FRED P. BULLINGTON, PRESIDENT OF F & B DEVELOPERS, INCORPORATED, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

STATE OF VIRGINIA OF TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT STEPHEN C. LYON, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

STATE OF VIRGINIA OF TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT OF SIGNET BANK/VIRGINIA, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT O'CLOCK .M. ON THIS DAY OF 1988.

TESTE: ELIZABETH W. STOKES CLERK DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT F & B DEVELOPERS, INCORPORATED IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 19 TO 1 INCLUSIVE, KNOWN AS PLANTATION GARDENS, SECTION 1, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY JAMES E. LONG BY DEED DATED DECEMBER 11, 1987, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1277, PAGE 90 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED DECEMBER 11, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1277, PAGE 94 TO STEPHEN C. LYON AND DENNIS T. TRAUBERT, TRUSTEES, EITHER OR BOTH WHOM MAY ACT, SECURING A NOTE TO SIGNET BANK/VIRGINIA, BENEFICIARY, AND BEING SUBJECT TO A LIEN OF A CERTAIN SECOND DEED OF TRUST DATED FEBRUARY 26, 1988 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA ON FEBRUARY 29, 1988 AS INSTRUMENT NO. 1555 TO STEPHEN C. LYON AND DENNIS T. TRAUBERT, TRUSTEES, EITHER OR BOTH WHOM MAY ACT, SECURING A NOTE TO SIGNET BANK/VIRGINIA, BENEFICIARY.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER WITH CONSENT OF THE SAID TRUSTEES AND BENEFICIARY HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITY 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 SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE 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 PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF. WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER, TRUSTEE AND BENEFICIARY.

F & B DEVELOPERS, INCORPORATED

FRED P. BULLINGTON, PRESIDENT DATE

STEPHEN C. LYON, TRUSTEE, FOR D.B. 1277, PG. 94 DATE

SIGNET BANK/VIRGINIA, BENEFICIARY, FOR D.B. 1277, PG. 94 DATE

STEPHEN C. LYON, TRUSTEE, FOR INSTRUMENT NO. 1555 DATE

SIGNET BANK/VIRGINIA, BENEFICIARY, FOR INSTRUMENT NO. 1555 DATE

SECTION 1 PLANTATION GARDENS

PROPERTY OF F & B DEVELOPERS, INC. HOLLINS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

T.P. PARKER & SON ENGRS. & SURVEYORS, LTD.

DATE: MAY 19, 1988

