

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FFE DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS SECTION #2, "FAIRWAY FOREST ESTATES", BOUNDED BY OUTSIDE CORNERS 1 THROUGH 24 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM GEORGE P. BARON AND MARYHELEN F. BARON DATED NOVEMBER 7, 1986, RECORDED IN THE AFORESAID CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1249, PAGE 1147, WHICH SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED TO WILLIAM R. RAKES AND WILLIAM J. CREECH, JR., TRUSTEES SECURING COLONIAL AMERICAN NATIONAL BANK, BENEFICIARY, DATED NOVEMBER 25, 1986, RECORDED IN THE AFORESAID CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1249, PAGE 1151.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUB-DIVISION ORDINANCES.

THE SAID OWNER, DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (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 THE VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS THEREOF IS HEREBY PLACED THE SIGNATURE OF THE AFORESAID OWNER, ON THIS _____ DAY OF _____, 1987.

FFE DEVELOPMENT CORPORATION

BY: R. William Reid
R. WILLIAM REID, PRESIDENT

BY: William J. Creech, Jr.
WILLIAM J. CREECH, JR., TRUSTEE

COLONIAL AMERICAN NATIONAL BANK

BY: Emily W. Rife
EMILY W. RIFE, VICE PRESIDENT

STATE OF VIRGINIA
County of Roanoke

I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT R. WILLIAM REID, PRESIDENT FFE DEVELOPMENT CORPORATION, WHOSE NAME AS SUCH IS SIGNED TO THE FOREGOING WRITING DATED July 31, 1987, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 27, 1987.

MY COMMISSION EXPIRES March 24, 1991

Sara V. Pullman
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT WILLIAM J. CREECH, JR., TRUSTEE AND EMILY W. RIFE OF COLONIAL AMERICAN NATIONAL BANK HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 27, 1987.

MY COMMISSION EXPIRES March 24, 1991

Sara V. Pullman
NOTARY PUBLIC

LEGEND

- M.B.L. DENOTES MINIMUM BUILDING LINE
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT FOR (APPALACHIAN POWER CO., C & P TELEPHONE CO. OF VA. AND SALEM CABLE TV CO.)
- D.E. DENOTES DRAINAGE EASEMENT
- S.S.E. DENOTES SANITARY SEWER EASEMENT
- S.Y.S. SIDEYARD SETBACK

APPROVED:

Charles J. Creech
AGENT, ROANOKE COUNTY PLANNING COMMISSION

January 1988
DATE

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 AT 16:13 O'CLOCK P.M. ON THIS 4 DAY OF Jan, 1988.

TESTEE: ELIZABETH W. STOKES, CLERK

Claudia W. Wilkin
DEPUTY CLERK

PLAT SHOWING
SECTION NO. 2

"FAIRWAY FOREST ESTATES"

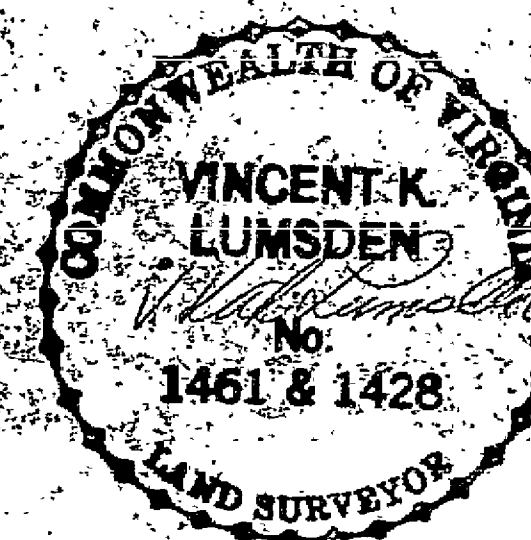
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

OWNER

FFE DEVELOPMENT CORPORATION

SCALE: 1" = 100' DATE: 31 DEC. 1987

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA



75-202R

RC-1492A
PB 10 PG 127

