

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT VALLEY DEVELOPERS, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS SECTION #2, "KINGSTON COURT", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 26 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 30, 1985, RECORDED IN DEED BOOK 1228, PAGE 1670, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA AND A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 30, 1985, RECORDED IN DEED BOOK 1228, PAGE 1667, IN THE AFORESAID CLERK'S OFFICE AND A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 10, 1986, RECORDED IN DEED BOOK 1247, PAGE 1697, IN THE AFORESAID CLERK'S OFFICE AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 10, 1986, RECORDED IN DEED BOOK 1249, PAGE 86, IN THE AFORESAID CLERK'S OFFICE AND SUBJECT TO A CERTAIN DEED OF TRUST TO WILLIAM R. RAKES AND WILLIAM J. CREECH, JR., TRUSTEES, EITHER OF WHOM MAY ACT, SECURING COLONIAL AMERICAN NATIONAL BANK, BENEFICIARY, DATED NOVEMBER 7, 1985, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1228, PAGE 1672.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THROUGH 15.1-480 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES". THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE, VIRGINIA, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL 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, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY 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 THIS 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 6th DAY OF May, 1987.

VALLEY DEVELOPERS, INC.

BY: C. Douglas Dalton
C. DOUGLAS DALTON, PRESIDENT

BY: James R. Jackson
JAMES R. JACKSON, SECRETARY, TREASURER

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

BY: Emily W. Rife
EMILY W. RIFE, VICE PRESIDENT, COLONIAL AMERICAN NATIONAL BANK, BENEFICIARY

STATE OF VIRGINIA
CITY/COUNTY OF ROANOKE TO WIT:

I, John D. Sullivan, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY/COUNTY AND STATE DO HEREBY CERTIFY THAT C. DOUGLAS DALTON AND JAMES R. JACKSON, PRESIDENT AND SECRETARY, RESPECTIVELY, FOR VALLEY DEVELOPERS, INC., WILLIAM J. CREECH, JR., TRUSTEE AND EMILY W. RIFE, VICE PRESIDENT, COLONIAL AMERICAN NATIONAL BANK, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED May 6, 1987, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY/COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON May 6, 1987.

MY COMMISSION EXPIRES March 24, 1991.

John D. Sullivan
NOTARY PUBLIC

APPROVED:

Donald C. Coney
AGENT, ROANOKE COUNTY PLANNING COMMISSION

May 1987
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 ON May 7, 1987, AT 10:00 O'CLOCK 8 .M.

TESTEE: ELIZABETH W. STOKES, CLERK

Claudia W. Walker
DEPUTY CLERK

PLAT OF
SECTION No. 2

"KINGSTON COURT"

WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PROPERTY OF
VALLEY DEVELOPERS, INC.

DATE: 6 MAY 1987

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

*85-222

RC-1401 Re-1364

SHEET # 1 OF 2

P.B. 10 PG. 58

