

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOONE, BOONE & LOEB, INC. AND PALM HERMITAGE CORP., A VIRGINIA CORPORATION, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 15 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID BOONE, BOONE & LOEB, INC. FROM HIGGINBOTHAM FARMS, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED 27 JUNE, 1988, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1287, PAGE 1070, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO CARROL D. REA AND W. H. FRALIN, TRUSTEES, SECURING DOMINION BANK, N.A., BENEFICIARY, DATED 27 JUNE, 1988, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1287, PAGE 1073, RE-RECORDED IN DEED BOOK 1288, PAGE 1012, AND MODIFIED BY AGREEMENT DATED 28 JUNE, 1993, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1408, PAGE 1231, WHICH LAND IS ALSO SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO EDWARD A. NATT AND W. H. FRALIN, TRUSTEES, SECURING HIGGINBOTHAM FARMS, A VIRGINIA GENERAL PARTNERSHIP, BENEFICIARY, DATED 27 JUNE, 1988, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1287, PAGE 1078, WHICH LAND IS ALSO SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO W. H. FRALIN AND DAVID C. HELSCHER, TRUSTEES, SECURING DOMINION BANK N.A., BENEFICIARY, DATED 1 JUNE 1989, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1306, PAGE 188, AND WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID PALM HERMITAGE CORP., A VIRGINIA CORPORATION, FROM DORMAN W. HAWLEY BY DEED DATED 5 JULY, 1990, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1326, PAGE 1286, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO W. H. FRALIN AND MARK D. KIDD, TRUSTEES, SECURING DORMAN W. HAWLEY, BENEFICIARY, DATED 5 JULY, 1990, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1326, PAGE 1289, AND WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID PALM HERMITAGE CORP., A VIRGINIA CORPORATION, FROM EZERA E. WERTZ AND ELSIE C. WERTZ BY DEED DATED 6 OCTOBER, 1989, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1313, PAGE 1969, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO W. H. FRALIN AND G. STEVEN AGEE, TRUSTEES, SECURING EZERA E. WERTZ AND ELSIE C. WERTZ, BENEFICIARIES, DATED 14 OCTOBER, 1989, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1313, PAGE 1972.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION 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 EASEMENTS WITHIN AND OUTSIDE OF SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE, EXCEPT FOR THE STORMWATER MANAGEMENT AREA WHICH WILL BE MAINTAINED BY THE STEEPLEHUNT HOMEOWNERS ASSOCIATION, INC.

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 HEIRS, SUCCESSORS, AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH SAID OWNER, ITS SUCCESSORS, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING GRADE LINES ON OR 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 PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION 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 WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 29th DAY OF April, 1994.

BOONE, BOONE & LOEB, INC.

BY: [Signature]
JACK LOEB, JR., PRESIDENT

BY: [Signature]
DORMAN W. HAWLEY

BY: [Signature]
DON H. ANDREE, V. PRESIDENT
FIRST UNION NATIONAL BANK OF VIRGINIA
(FORMERLY DOMINION BANK, N.A.), BENEFICIARY

PALM HERMITAGE CORP.

BY: [Signature]
JACK LOEB, JR., PRESIDENT

BY: [Signature]
DAVID D. HIGGINBOTHAM, A GENERAL
PARTNER HIGGINBOTHAM FARMS,
BENEFICIARY

BY: [Signature]
W. H. FRALIN, SOLE ACTING TRUSTEE

BY: [Signature]
EZERA E. WERTZ, BENEFICIARY

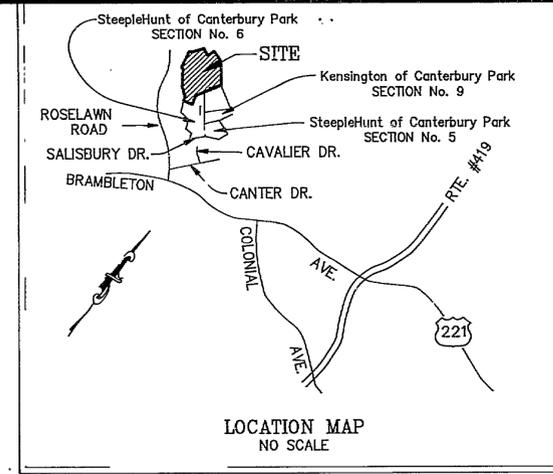
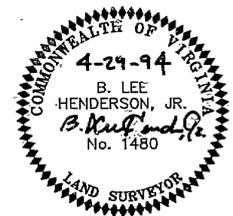
BY: [Signature]
ELSIE C. WERTZ, BENEFICIARY

STATE OF VIRGINIA
County OF ROANOKE

I, Sara V. Paillamar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JACK LOEB, JR., PRESIDENT, BOONE, BOONE & LOEB, INC. AND PALM HERMITAGE CORP., W. H. FRALIN, SOLE ACTING TRUSTEE, DON H. ANDREE, VICE PRESIDENT, FIRST UNION NATIONAL BANK OF VIRGINIA (FORMERLY DOMINION BANK, N.A.) BENEFICIARY, DAVID D. HIGGINBOTHAM, A GENERAL PARTNER, HIGGINBOTHAM FARMS, A VIRGINIA GENERAL PARTNERSHIP, BENEFICIARY, DORMAN W. HAWLEY, BENEFICIARY, EZERA E. WERTZ, BENEFICIARY, AND ELSIE C. WERTZ, BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED February 16, 1994, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 29, 1994.

MY COMMISSION EXPIRES January 31, 1995

[Signature]
NOTARY PUBLIC



APPROVED:
[Signature]
AGENT, ROANOKE COUNTY PLANNING COMMISSION
DATE 1 May 1994

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 2, 1994, AT 5:18 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK
[Signature]
DEPUTY CLERK

PLAT OF SUBDIVISION
FOR
SECTION No. 10
"Westchester of
Canterbury Park"

PROPERTY OF
BOONE, BOONE & LOEB, INC.
AND PALM HERMITAGE CORP.,
A VIRGINIA CORPORATION

BEING SUBDIVISION OF ORIGINAL TAX # 76.03-04-32
& A PORTION OF TAX # 86.01-01-01.3

WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 80' DATE: 16 FEBRUARY 1994

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

RC-5348 COMM. #93-242

