

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WEXFORD OF ROANOKE, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 23 TO 1, INCLUSIVE, AND IS 15.068 ACRES OF LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN D.B. 1441, PAGE 654, AND D.B. 1441, PG 667.

SAID PARCELS ARE SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE IN D.B. 1441, PG 670 LISTING RICHARD E. MORAN AND G. MICHAEL PACE, JR. (EITHER OF WHOM MAY ACT) AS TRUSTEES, AND SECURING CRESTAR BANK AS BENEFICIARY.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS. ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC 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 BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH 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 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 PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE 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 WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

WEXFORD OF ROANOKE, INC.  
BY: James R. Jackson, ITS PRESIDENT  
JAMES R. JACKSON  
CRESTAR BANK  
BY: Richard E. Moran, ITS VICE PRESIDENT  
RICHARD E. MORAN  
BY: G. Michael Pace, Jr., TRUSTEE  
G. MICHAEL PACE, JR., TRUSTEE

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Dawn M. Tooley, A NOTARY PUBLIC IN & FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT James R. Jackson, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF April, 1994.  
Dawn M. Tooley  
NOTARY PUBLIC MY COMMISSION EXPIRES May 31, 1995

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Bonnie Woodard, A NOTARY PUBLIC IN & FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Richard E. Moran, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF May, 1994.  
Bonnie Woodard  
NOTARY PUBLIC MY COMMISSION EXPIRES September 30, 1994

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Leigh G. Holland, A NOTARY PUBLIC IN & FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT G. Michael Pace, Jr., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF April, 1994.  
Leigh G. Holland  
NOTARY PUBLIC MY COMMISSION EXPIRES 9-30-94

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 15:46 O'CLOCK P.M. ON THIS 10 DAY OF May, 1994.

TESTE: STEVEN A. MCGRAW, Clerk  
CLERK Roberta Ann Paluca  
DEPUTY CLERK

ALL LOTS SHOWN ON THE SUBDIVISION PLAT HAVE BEEN REVIEWED BY THE PERSONNEL OF THE ROANOKE COUNTY/VINTON HEALTH DEPARTMENT AND HAVE MET THE CRITERIA AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA SEWAGE HANDLING AND DISPOSAL REGULATIONS ENTITLED "32.1 CODE OF VIRGINIA, AS AMENDED TO DATE, AND EACH LOT OR PARCEL IS ELIGIBLE FOR A SEPTIC PERMIT." (ADOPTED BY ORDINANCE 41189-1)

Michael E. Houchens  
AGENT  
ROANOKE COUNTY/VINTON  
HEALTH DEPARTMENT



MAP #5  
86.03-6-1-20

- NOTES:
- NO TITLE REPORT FURNISHED
  - TAX MAP NUMBER: PORTION OF 86.03-4-6 & ALL
  - PROPERTY IS IN F.E.M.A. DEFINED UNSHADED ZONE X
  - ZONED R-1
  - YARD REQUIREMENTS: FRONT = 30'  
SIDE = 10'  
REAR = 25'
  - APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

LINE	BEARING	DISTANCE
L1	S 59°40'00" E	37.86'
L2	S 35°13'30" W	36.42'
L3	S 81°58'30" W	10.52'
L4	N 79°57'00" E	105.00'
L5	S 43°40'08" E	56.86'
L6	S 13°51'41" E	60.00'
L7	S 76°08'19" W	90.00'
L8	S 13°51'41" E	15.00'
L9	S 76°08'19" W	100.68'
L10	N 10°08'40" E	16.42'
L11	S 26°04'36" E	99.13'
L12	S 19°28'30" W	5.98'
L13	S 85°01'30" E	2.45'
L14	S 85°01'30" E	2.45'

CURVE TABLE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	16°30'00"	315.00	90.71	45.67	90.40	S 03°16'30" E
C2	93°30'00"	25.00	40.80	25.58	36.42	S 35°13'30" W
C3	75°32'33"	25.00	32.96	19.37	30.63	N 60°16'26" W
C4	75°31'21"	55.00	72.50	42.60	67.36	N 60°15'49" W
C5	87°47'06"	55.00	84.27	52.91	76.26	S 38°04'58" W
C6	55°35'46"	55.00	53.37	29.00	51.30	S 33°36'29" E
C7	36°37'10"	55.00	35.15	18.20	34.56	S 79°42'55" E
C8	86°30'00"	25.00	37.74	23.52	34.26	S 54°46'30" E
C9	31°00'00"	255.00	137.97	70.72	136.29	S 03°58'30" W
C10	12°21'34"	313.97	67.73	33.99	67.60	S 13°17'41" W
C11	66°44'50"	25.00	29.12	16.47	27.50	S 40°29'19" W
C12	20°16'06"	300.00	106.12	53.62	105.57	S 66°24'53" W
C13	14°37'41"	300.00	76.59	38.51	76.39	S 49°10'35" W
C14	05°56'27"	275.00	28.51	14.27	28.50	S 44°49'57" W
C15	23°12'41"	275.00	111.41	56.48	110.65	S 59°24'32" W
C16	03°50'52"	275.00	18.47	9.24	18.46	S 72°56'18" W
C17	44°05'35"	55.00	42.33	22.27	41.29	S 52°48'54" W
C18	51°28'00"	55.00	49.40	26.51	47.76	S 05°02'12" W
C19	46°33'24"	55.00	44.69	23.66	43.47	S 43°58'33" E
C20	120°02'50"	55.00	115.24	95.35	95.29	N 52°43'22" E
C21	69°04'31"	25.00	30.14	17.21	28.35	N 27°14'14" E
C22	12°01'31"	325.00	68.21	34.23	68.09	N 55°45'44" E
C23	07°53'15"	325.00	44.74	22.41	44.70	N 45°48'21" E
C24	29°15'34"	250.00	127.67	65.26	126.29	N 56°29'31" E
C25	98°25'24"	25.00	42.95	28.98	37.86	S 59°40'00" E
C26	24°18'38"	313.97	133.22	67.63	132.22	S 22°36'37" E
C27	21°02'07"	305.00	111.98	56.63	111.35	N 01°00'25" W
C28	16°30'00"	265.00	76.32	38.42	76.05	N 03°16'30" W
C29	255°31'21"	55.00	245.28	71.01	86.96	S 29°44'11" W
C30	34°54'22"	300.00	182.77	94.32	179.96	S 59°11'18" W
C31	33°00'00"	275.00	158.39	81.46	156.21	S 58°21'44" W
C32	262°09'45"	55.00	251.66	63.09	82.92	S 56°13'09" E
C33	19°54'45"	325.00	112.95	57.05	112.38	N 51°49'07" E
C34	81°51'48"	25.00	35.72	21.68	32.76	S 32°55'50" W
C35	124°03'20"	25.00	54.13	47.07	44.16	S 44°06'38" E
C36	01°33'24"	263.97	7.17	3.59	7.17	S 18°41'46" W
C37	30°59'56"	305.00	165.02	84.58	163.01	N 03°58'30" E
C38	09°57'49"	305.00	53.04	26.59	52.97	S 14°29'36" W
C39	104°01'02"	40.00	70.52	48.54	61.74	N 59°03'28" W

APPROVED: Arnold C. Coven 10 May 1994  
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

AREA IN LOTS = 13.076 AC.  
AREA IN ROAD = 1.992 AC.  
TOTAL AREA = 15.068 AC.

SUBDIVISION PLAT OF  
**WEXFORD  
PHASE I**

OWNED BY WEXFORD OF ROANOKE, INC.

WINDSOR HILLS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
FEBRUARY 8, 1994  
JOB NUMBER 93199

