

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PALM LAND COMPANY, L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 19, TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID PALM LAND COMPANY, L.C. FROM NICHOLAS H. BEASLEY AND SUSAN BEASLEY BY DEED DATED 15 AUGUST 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1454, PAGE 1514, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DAVID C. HELSCHER AND EDWARD A. NATT, TRUSTEES, SECURING WETHERINGTON, MELCHIONNA, TERRY, DAY AND AMMAR, P.C. AS ESCROW AGENT, NOTEHOLDER, DATED 19 AUGUST 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1454, PAGE 1585.

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 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 ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS WITHIN AND WITHOUT THE BOUNDARY AND LOCATED WITHIN TRACT "C" (P.B. 17, PG. 3). SAID NICHOLAS H. BEASLEY AND SUSAN BEASLEY DO, BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE FOR PUBLIC USE ALL OF THE EASEMENTS LOCATED WITHIN TRACT "A" (P.B. 17, PG. 3) AS SHOWN HEREON.

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 OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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 THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR 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 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 9th DAY OF December, 1994.

PALM LAND COMPANY, L.C., OWNER

WETHERINGTON, MELCHIONNA, TERRY, DAY AND AMMAR, P.C., AS ESCROW AGENT

BY: G. L. Boone
G. L. BOONE, MANAGER

BY: Donald L. Wetherington, Jr.
DONALD L. WETHERINGTON, PRESIDENT

BY: David C. Helscher
DAVID C. HELSCHER, TRUSTEE

BY: Nicholas H. Beasley
NICHOLAS H. BEASLEY

BY: Susan C. Beasley
SUSAN BEASLEY

STATE OF VIRGINIA
County of Roanoke

I, SARA V. PRILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT G. L. BOONE, MANAGER, FOR PALM LAND COMPANY, L.C., OWNER, DONALD L. WETHERINGTON, PRESIDENT, FOR WETHERINGTON, MELCHIONNA, TERRY, DAY AND AMMAR, P.C., AS ESCROW AGENT, AND DAVID C. HELSCHER, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED November 10, 1994, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 9 1994.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Prillaman
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

I, SARA V. PRILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT NICHOLAS H. BEASLEY AND SUSAN BEASLEY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED November 10, 1994, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 19 1994.

MY COMMISSION EXPIRES JANUARY 31, 1995

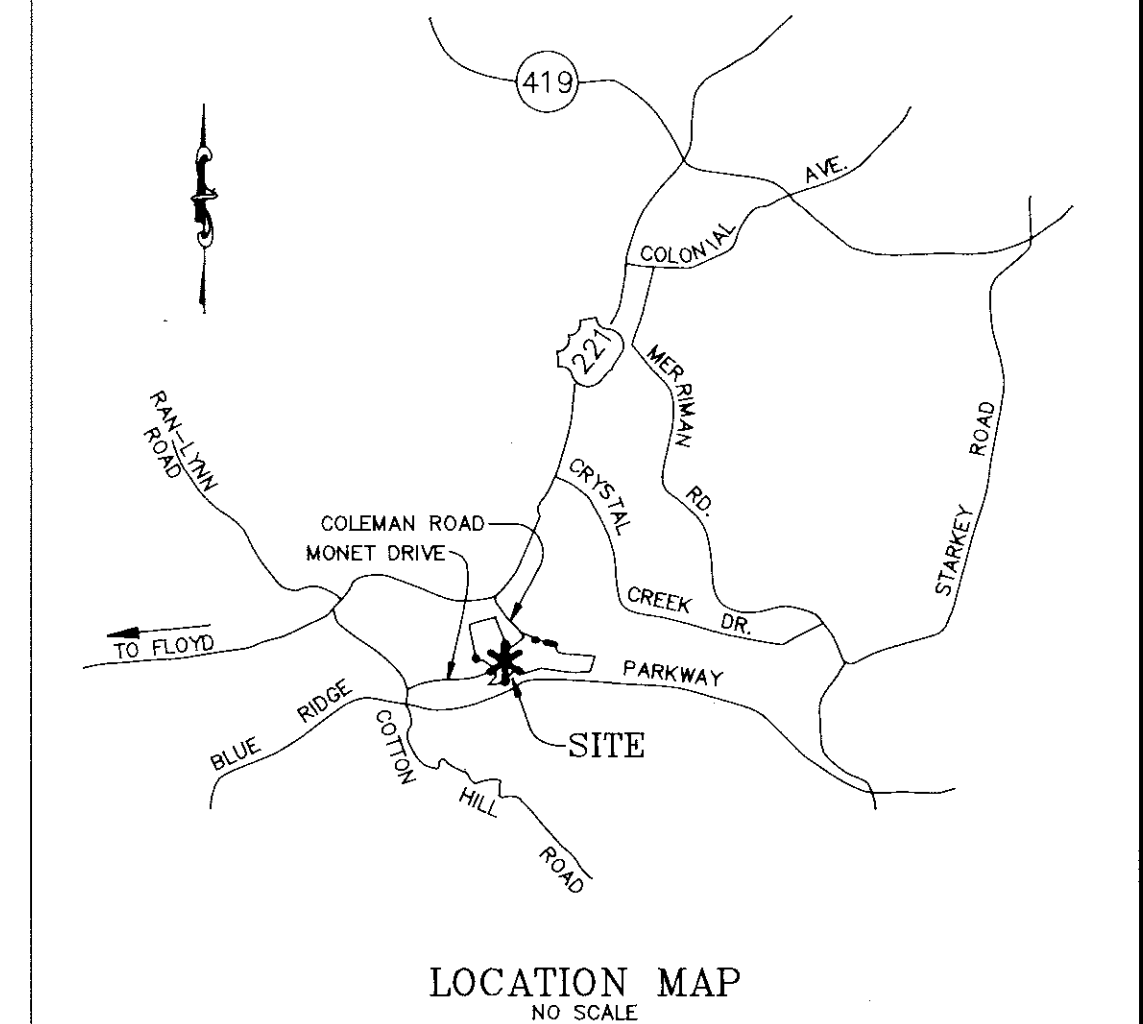
Sara V. Prillaman
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. 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.
5. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51161C0063D DATED 10-15-93.
6. PORTION OF SANITARY SEWER EASEMENT BOUNDED BY 12 THROUGH 15 TO NN, MM-HH1 THROUGH V TO 12 TO BE VACATED UPON EXTENSION OF MONET DRIVE AND FUTURE STREET.
7. PORTION OF 25 FT. D.E. AND S.S.E. AND NEW 15 FT. D.E. TO BE VACATED UPON DEDICATION OF CUL-DE-SAC OF FUTURE ROAD.
8. THE OWNER/DEVELOPER RESERVES A 10' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT WITHIN THE DEDICATED 25 FT. D.E. AND S.S.E. WITH EXACT POSITION TO BE DETERMINED AT A LATER DATE.
9. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON PLANS ENTITLED "DEVELOPMENT PLANS FOR SECTION NO. 1, THE GROVES", DATED OCTOBER 18, 1994 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.

WATERLINE EASEMENT		
LINE	DIRECTION	DISTANCE
PP-QQ	N48°45'30"E	13.16'
QQ-RR	S89°46'12"E	50.93'CH.
RR-PP	S82°04'02"W	61.39'
TOTAL AREA = 246 S.F.		

WATERLINE EASEMENT		
LINE	DIRECTION	DISTANCE
RR-SS	N89°11'51"E	74.67'CH.
SS-TT	S81°16'47"E	60.34'
TT-RR	N86°32'44"W	134.48'
TOTAL AREA = 303 S.F.		



APPROVED:

AGENT, ROANOKE COUNTY PLANNING COMMISSION

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 1/17/95 1994, AT 15:16 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

PLAT OF SUBDIVISION FOR
PALM LAND COMPANY, L.C.

CREATING HEREON

SECTION No. 1

"THE GROVES"

BEING A SUBDIVISION OF TRACT "C" (P.B. 17, PG. 3)
AND TAX #96.07-1-6

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 80' DATE: 10 NOVEMBER 1994

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

RC-5681

SHEET 1 of 2
COMM. 94-085