

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 DEED BOOK 1441, PAGE 654.

SAID PARCEL IS 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 DEED BOOK 1468, PAGE 1677, LISTING RICHARD E. MORAN AS TRUSTEE, AND SECURING CRESTAR BANK AS BENEFICIARY.

SAID PARCEL IS ALSO 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 DEED BOOK 1441, PAGE 660, LISTING EDWARD A. NATT AND MARYELLEN F. GOODLATTE AS TRUSTEES.

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 PRESIDENT
JAMES R. JACKSON

BY: Richard E. Moran TRUSTEE
RICHARD E. MORAN

BY: Edward A. Natt TRUSTEE
EDWARD A. NATT

BY: Maryellen F. Goodlatte TRUSTEE
MARYELLEN F. GOODLATTE

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden

JOHN R. MCADEN

00002



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 9:32 O'CLOCK A.M. ON THIS 9 DAY OF March, 1995, IN PLAT BOOK 17, PAGE 122.

TESTE: STEVEN A. MCGRAW, Clerk

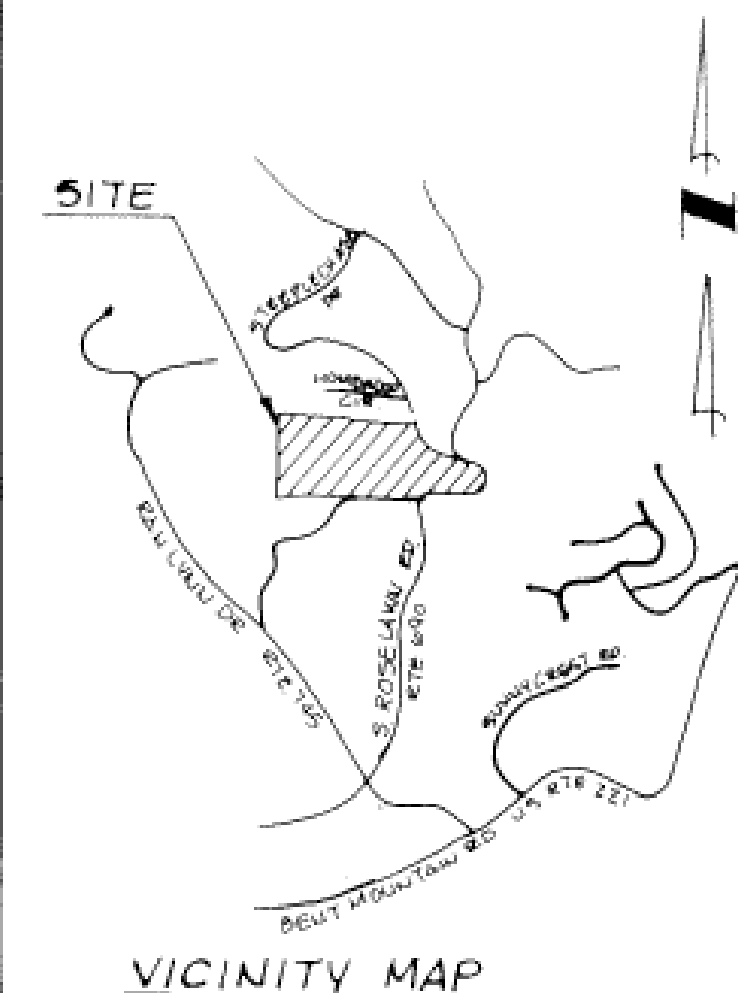
CLERK

DEPUTY CLERK Robert Clark

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 41189-3)

Michael K. Huchin

AGENT
ROANOKE COUNTY/VINTON
HEALTH DEPARTMENT



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.

APPROVED:

Arnold Carey 8 March 1995
AGENT, ROANOKE COUNTY PLANNING COMMISSION

DATE

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Pamela Mayorshi, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Edward A. Natt WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF March, 1995.

Pamela Mayorshi
NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 1996

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Pamela Mayorshi, 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 8th DAY OF February, 1995.

Pamela Mayorshi
NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 1996

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Bonnie S. Woodruff A NOTARY PUBLIC IN & FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Richard E. Moran, U.P. WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 10th DAY OF February, 1995.

Bonnie S. Woodruff
NOTARY PUBLIC

MY COMMISSION EXPIRES September 30, 1998

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Pamela Mayorshi, A NOTARY PUBLIC IN & FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Maryellen F. Goodlatte WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF March, 1995.

Pamela Mayorshi
NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 1996

SUBDIVISION PLAT OF

**WEXFORD
PHASE II**

OWNED BY WEXFORD OF ROANOKE, INC.

WINDSOR HILLS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

NOVEMBER 18, 1994

JOB NUMBER 93199-1

SHEET 1 OF 2 SHEETS

BALZER
VINTON