

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT C & D BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1, INCLUSIVE, EXCEPT THOSE PORTIONS OF DERBY DRIVE PREVIOUSLY DEDICATED TO THE COUNTY OF ROANOKE BY SECTION 1, TRIPLE CROWN ESTATES RECORDED IN P.B. 15, PG. 131 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 17, 1992 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 1387, PAGE 1987.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-485 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE COUNTY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE COUNTY OF ROANOKE, VIRGINIA, SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS.

ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DO AS A 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 THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR 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 OWNERS, THEIR HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME AS ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

C & D BUILDERS, INC.
OWNER
D.B. 1387, PG. 1987

Jim Davis 3-8-95
JIM DAVIS DATE
PRESIDENT

STATE OF VIRGINIA
COUNTY OF Roanoke TO WIT:

I, MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, JIM DAVIS, PRESIDENT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF MARCH, 1994.

MY COMMISSION EXPIRES:
JUNE 30, 1995

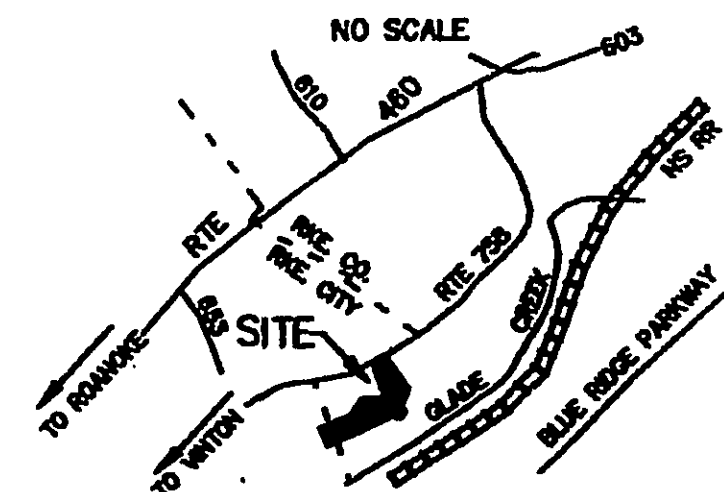
Margaret S. Conner
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 1:31 O'CLOCK P.M. ON THIS 10 DAY OF MARCH, 1995

TESTE: STEVEN A. McGRAW
CLERK

BY: Rhonda A. Rogers
DEPUTY CLERK

VICINITY MAP



GENERAL ROANOKE COUNTY NOTES:

1. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSE 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.

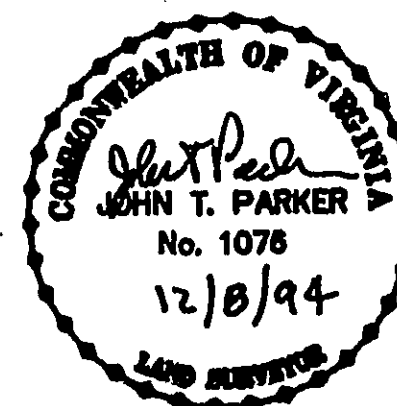
THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS OF THE COUNTY OF ROANOKE ZONING AND SUBDIVISION ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE COUNTY OF ROANOKE ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

APPROVED:

Margaret S. Conner 9 March 1995
AGENT - ROANOKE COUNTY PLANNING COMMISSION DATE

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



PLAT OF SECTION 2 TRIPLE CROWN ESTATES

BEING A SUBDIVISION OF
6.41 AC. FOR
C & D BUILDERS, INC.

VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 50.03-01-2, 4 & 5
706-0112
DRAWN: DAP/CADD
CALC.: DAP
N.B.: TRIPLE CROWN

SCALE: 1" = 60'
AUGUST 17, 1994
W.O. 94-1066

SHEET 1 OF 2
P.B. 17 PG. 123