

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TRIANGLE DEVELOPERS, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 3 TO 6 THRU 31 TO 1, INCLUSIVE, KNOWN AS "NOTTINGHAM PARK," AND BEING ALL OF THE LAND CONVEYED TO TRIANGLE DEVELOPERS, INC., BY DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1469, PAGE 905.

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 1469, PAGE 911, LISTING G. HARRIS WARNER, JR. AND CHARLES C. LACY AS TRUSTEES, AND SECURING PREMIER BANK, INC. AS BENEFICIARY.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE 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 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, 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 ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

TRIANGLE DEVELOPERS, INC.

BY: R. Williams, ITS Pres.

PREMIER BANK, INC.

BY: J. P. Warner, ITS Exec. V.P.

G. Harris Warner, Jr., TRUSTEE

Charles C. Lacy, TRUSTEE

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 8:57 O'CLOCK A.M. ON THIS 15 DAY OF March, 1995, IN PLAT BOOK 17, PAGE 124.

TESTE: STEVEN A. MCCRAW, Clerk

CLERK

DEPUTY CLERK

NOTES

1. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
2. UNLESS SHOWN OTHERWISE, THIS PROPERTY IS IN F.E.M.A. DEFINED UNSHADED ZONE X. REFER TO MAP NUMBER 51161C0061D, EFFECTIVE OCTOBER 15, 1993.
3. THIS MAP WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND ENCUMBRANCES MAY EXIST, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.
4. PROPERTY IS ZONED R1.
5. TAX MAP NUMBER: 76.03-4-23, PARCEL A 76.03-4-24
6. OWNER OF RECORD: TRIANGLE DEVELOPERS, INC.
7. LEGAL REFERENCES: DEED BOOK 1469, PAGE 911
8. THE HOMEOWNER'S ASSOCIATION OR PROPERTY MANAGER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITY LOCATED THEREIN, AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Lillian M. Early, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT R. Williams, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF March, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-31-95

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Carol C. Martin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT G. Harris Warner, Jr., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF March, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/24/96

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Carol C. Martin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT G. Harris Warner, Jr., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 13th DAY OF March, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES Aug. 31, 1997

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Crystal C. Belt, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Charles C. Lacy, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF March, 1995.

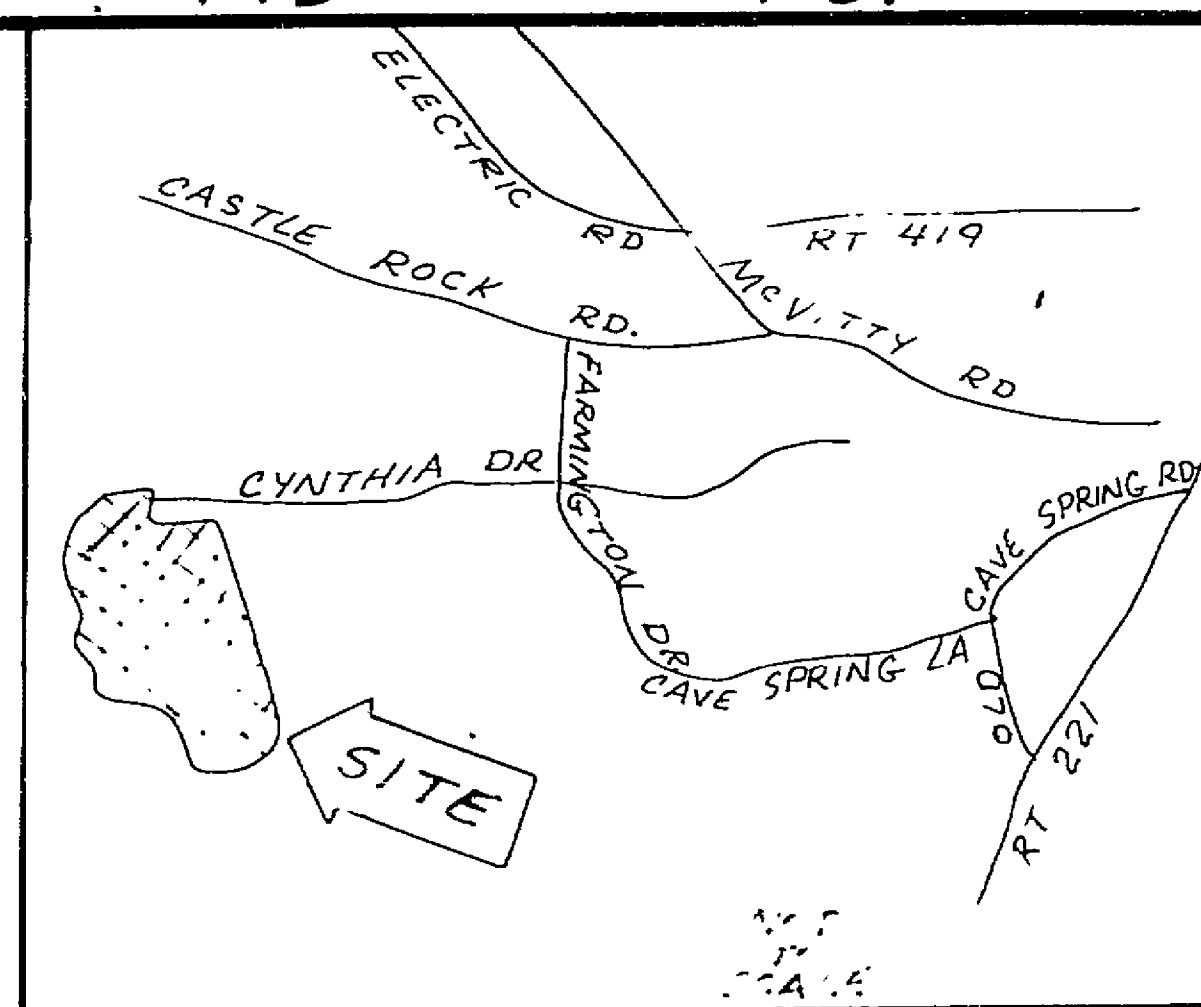
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/31/97

REVISED OCT. 19, 1994 TO SHOW SPRING MEADOW DRIVE AND CYNTHIA DRIVE INTERSECTION.
REVISED NOV. 4, 1994 TO SHOW EASEMENTS.
REVISED FEB. 24, 1995 TO SHOW NEW "KNOW ALL MEN" STATEMENTS.

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

P.B. PG.



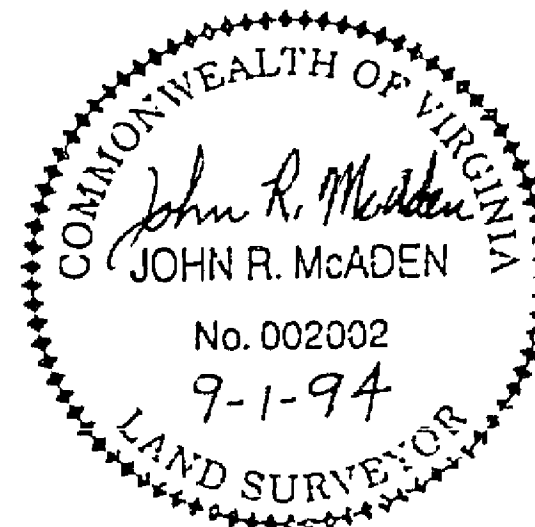
VICINITY MAP

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:

AGENT, ROANOKE COUNTY PLANNING COMMISSION

DATE



SURVEY OF

Nottingham Park

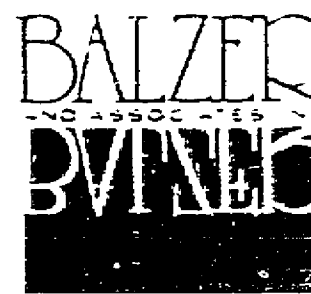
PROPERTY OF TRIANGLE DEVELOPERS, INC.

WINDSOR HILLS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

SURVEYED SEPTEMBER 1, 1994

JOB NUMBER 89021-1



RC-5857

P.B. 17 PG. 124 SHEET 1 OF 3