

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SIGNATURE BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS ALL OF THE 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 1588, PAGE 1551.

SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 1588, PAGE 1553, LISTING STEPHEN M. YOST AND DAVID C. HELSCHER AS TRUSTEES, AND SALEM BANK AND TRUST AS BENEFICIARY.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE AREAS ON THIS PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2264 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

Lorna M. Hall
FOR SIGNATURE BUILDERS OWNER

Stephen M. Yost
STEPHEN M. YOST TRUSTEE

David C. Helscher
DAVID C. HELSCHER TRUSTEE

Clark Owen
FOR SALEM BANK AND TRUST BENEFICIARY

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Loretta A. Parr, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lorna M. Hall, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18th DAY OF February, 19 99.

Loretta A. Parr
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-2001

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, William C. Maxwell, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Stephen M. Yost, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF February, 19 99.

William C. Maxwell
NOTARY PUBLIC

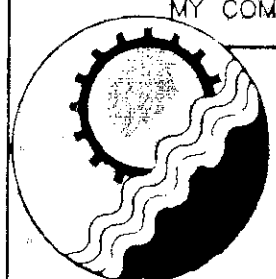
MY COMMISSION EXPIRES Feb 30, 2001

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Sandra Jean Beck, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Clark Owen, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF February, 19 99.

Sandra Jean Beck
NOTARY PUBLIC

MY COMMISSION EXPIRES April 30, 2000



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

NOTES:

1. OWNER OF RECORD: SIGNATURE BUILDERS, INC.
2. LEGAL REFERENCE: DEED BOOK 1588 PAGE 1551
3. TAX MAP NUMBER: 26.08-3-2
4. NO TITLE REPORT FURNISHED, THEREFORE, ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN.
5. 1/2" REBAR SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
6. PROPERTY LIES IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE FLOOD INSURANCE RATE MAP 51161C0022 D. EFFECTIVE DATE OF OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
7. THE GRAVEL ACCESS DRIVE FOR THE STORMWATER MANAGEMENT AREA IS WITHIN A 20' WATER, SANITARY SEWER AND STORMWATER MANAGEMENT ACCESS EASEMENT.
8. EASEMENTS SHALL BE DEDICATED DURING THE LAND DEVELOPMENT PROCESS WHEN THE TOPOGRAPHY AND THE NATURAL DRAINAGEWAYS ARE ALTERED. DRAINAGE EASEMENTS ARE REQUIRED FOR THE MAINTENANCE OF STORM SEWER SYSTEMS, OPEN CHANNELS AS DEFINED BY THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, IMPROVED DRAINAGEWAYS, AND FOR STORMWATER MANAGEMENT FACILITIES. ACCESS EASEMENTS ARE NECESSARY TO MAINTAIN A DRAINAGEWAY, STORMWATER MANAGEMENT FACILITIES, OR STORM SEWER SYSTEM LOCATED ON PRIVATE PROPERTY. FURTHERMORE, DRAINAGE EASEMENTS ARE INTENDED TO RESTRICT PRIVATE PROPERTY OWNERS FROM DISTURBING LAND CONTAINED IN THE EASEMENT IN SUCH A MANNER AS TO ALTER THE DRAINAGEWAY TO THE DETRIMENT OF NEIGHBORS UPSTREAM OR DOWNSTREAM. SIMILARLY, EASEMENTS FOR UNDERGROUND PIPES ASSURE THAT NO OTHER PERMANENT STRUCTURES WILL BE ALLOWED.
9. BOUNDARY SURVEY REFERENCE: SURVEY FOR LORNA M. HALL 6.333 ACRES ... BY ENGINEERING CONCEPTS, INC., JULY 17, 1998, E.C.I. PROJECT NUMBER 98099.
10. "THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM AND OF THE STORMWATER MANAGEMENT FACILITY LOCATED THEREIN, AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED."

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica R. Ficano, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT David C. Helscher, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF February, 19 99.

Jessica R. Ficano
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-2002

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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.

APPROVED:

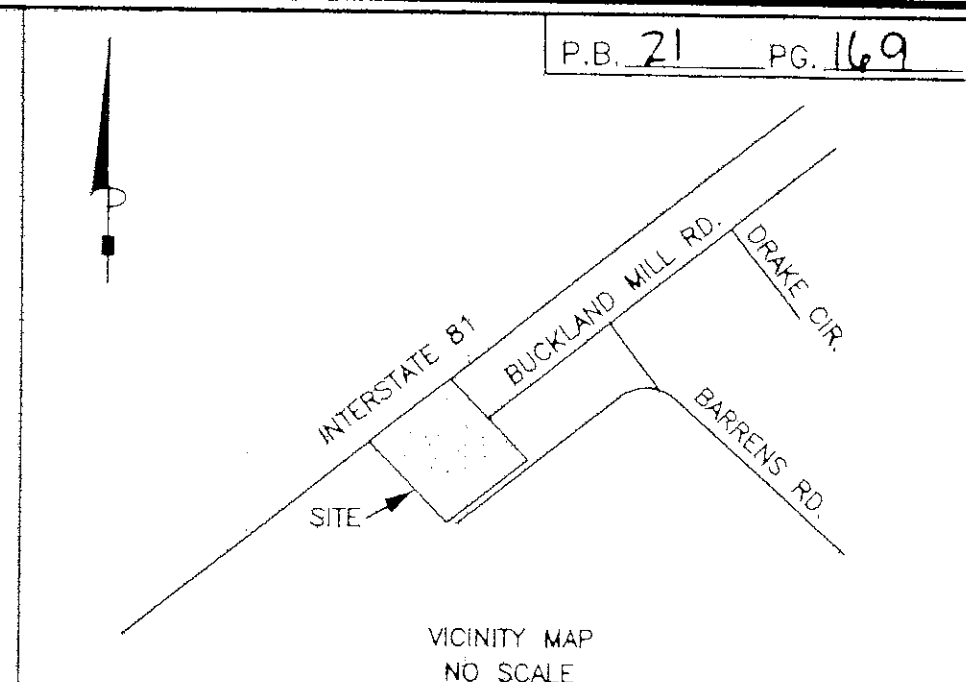
R. H. Lane 2-17-99
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 5:34 PM O'CLOCK P.M. ON THIS THE 9th DAY OF March, 1999, IN PLAT BOOK 21, PAGE 169.

STEVEN A. MCGRAW, Clerk

CLERK

Christi A. Boehringer
DEPUTY CLERK



SUBDIVISION PLAT SHOWING PROPERTY OF
SIGNATURE BUILDERS, INC.
CONTAINING 6.333 ACRES
TO BE KNOWN AS

BUCKLAND MILLS

CREATING HEREON LOTS 1 THRU 12

AND DEDICATING 0.503 ACRES

FOR NEW RIGHT OF WAY

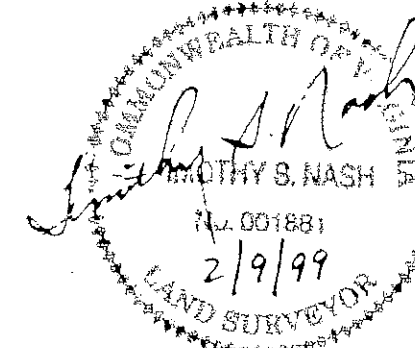
SITUATED AT THE TERMINUS OF BUCKLAND MILL ROAD

HOLLINS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

NOVEMBER 12, 1998

E.C.I. PROJECT NUMBER 98099



Timothy S. Nash 2/9/99
TIMOTHY S. NASH L.S. 1881 DATE

| | | | |
|----------|---------|--|----------------|
| Drawn | SUB | | 11-12-98 |
| Designed | JDE | | PROJECT: 98099 |
| Checked | SUB/TSN | | 1 of 2 |
| Approved | TSN | | |