

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AL M. COOPER CONSTRUCTION, INCORPORATED IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 16 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 4, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1588, PAGE 847, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO EDWARD A. NATT AND MICHAEL J. AHERON, TRUSTEES, SECURING J. RICHARD WELLS, DATED AUGUST 5, 1998 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1588, PAGE 869, AND WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO STEPHEN M. YOST, TRUSTEE, SECURING SALEM BANK & TRUST, N.A. DATED AUGUST 5, 1998 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1588, PAGE 849.

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 SECTIONS 15.2-2240 THROUGH 15.2-2279 OF 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 FOR PUBLIC USE 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 8TH DAY OF MARCH, 2001.

AL M. COOPER CONSTRUCTION, INCORPORATED

BY: AL M. COOPER
AL M. COOPER, PRESIDENT

BY: EDWARD A. NATT
EDWARD A. NATT, TRUSTEE

BY: STEPHEN M. YOST
STEPHEN M. YOST, TRUSTEE

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT AL M. COOPER, PRESIDENT OF AL M. COOPER CONSTRUCTION, INCORPORATED, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 20 FEBRUARY, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 8, 2001.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Thomas
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, JUNE M. WOOD, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT EDWARD A. NATT, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WHOSE NAME IS WRITING DATED MARCH 8, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 8, 2001.

MY COMMISSION EXPIRES FEBRUARY 29, 2004

June M. Wood
NOTARY PUBLIC

STATE OF VIRGINIA

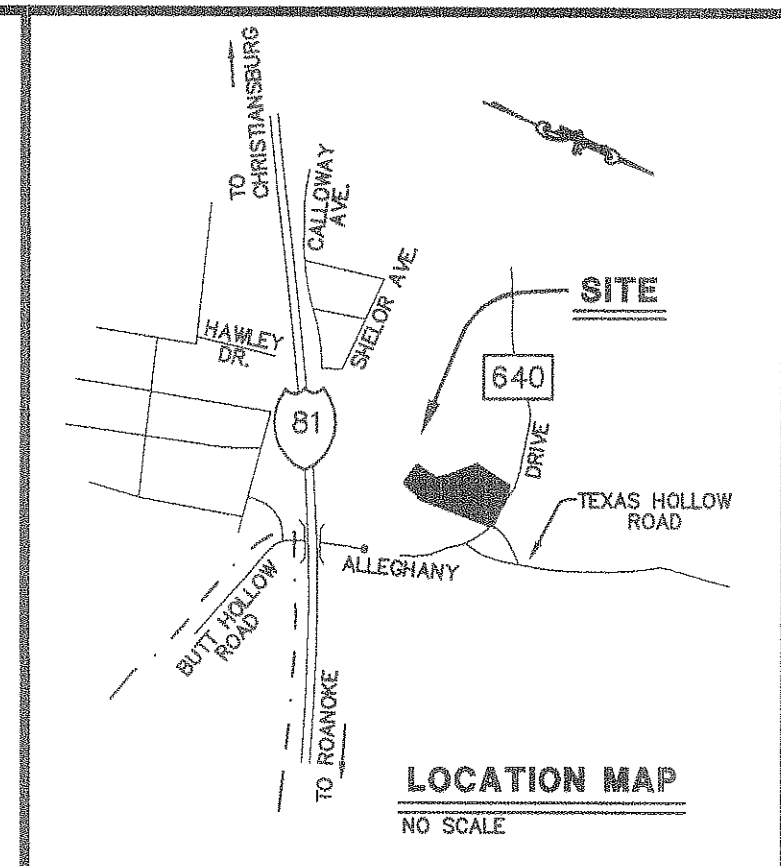
COUNTY OF ROANOKE

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT STEPHEN M. YOST, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 20 FEBRUARY, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 8, 2001.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Thomas
NOTARY PUBLIC

| BOUNDARY COORDINATES | | | | | |
|-------------------------------|------------|------------|--------|------------|------------|
| ORIGIN OF COORDINATES ASSUMED | | | | | |
| CORNER | NORTHING | EASTING | CORNER | NORTHING | EASTING |
| 1 | 5861.49537 | 5639.77284 | 10 | 6478.88865 | 5235.53249 |
| 2 | 5703.63216 | 5647.35771 | 11 | 6454.48228 | 5279.60285 |
| 3 | 5696.55041 | 5474.44723 | 12 | 6467.67638 | 5281.81626 |
| 4 | 5847.24727 | 5466.91754 | 13 | 6468.05613 | 5422.51575 |
| 5 | 5897.03195 | 5453.43441 | 14 | 6473.96933 | 5461.82548 |
| 6 | 5970.94521 | 5374.90374 | 15 | 6077.64407 | 5598.32770 |
| 7 | 6108.81452 | 5128.57385 | 16 | 5872.51463 | 5665.98797 |
| 8 | 6434.31937 | 5095.31074 | 1 | 5861.49537 | 5639.77284 |
| 9 | 6491.55162 | 5219.07003 | | | |
| TOTAL AREA = 5.752 ACRES | | | | | |

**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 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL No. 510190 0036 D, DATED OCTOBER 15, 1993.
6. LOTS 73, 74 AND 75 CANNOT BE ACCESSED FROM ALLEGHANY DRIVE.
7. ALL EASEMENTS SHOWN HEREON ARE CONSIDERED PUBLIC, UNLESS SPECIFICALLY DENOTED AS PRIVATE.
8. SECTION NO.3 "THE HIGHLANDS" BOUNDARY CONSISTS OF 5.752 AC. FROM TAX #55.01-1-5.1.

APPROVED:

John J. Murphy 3-9-2001
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 ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 3/9/01 2001, AT 11:22 O'CLOCK AM.

TESTEE: STEVEN A. MCGRAW, CLERK

Robert Clow
DEPUTY CLERK

PLAT SHOWING
SECTION No. 3

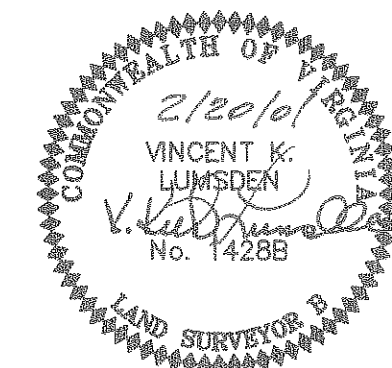
"THE HIGHLANDS"
PROPERTY OF

AL M. COOPER CONSTRUCTION,
INCORPORATED

CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 60' DATE: 20 FEBRUARY 2001

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



COMM. #96-296

SHEET 1 of 2