

THIS IS AN ORIGINAL PLAT AND HAS NOT BEEN REDUCED

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CHARLES R. SIMPSON, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE, CONTAINING 5.759 AC. AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 15, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1705, PAGE 1394 AND BEING SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED FEBRUARY 22, 1994 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1705, PAGE 1411 TO LEON P. FERRANCE, TRUSTEE SECURING A DEBT TO ALEX F. McNEIL, JR. & SALLYANNE McNEIL, BENEFICIARY.

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 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE. THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE CITY 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. WITNESS THE SIGNATURE AND SEAL OF SAID OWNER, TRUSTEES, & BENEFICIARIES.

CHARLES R. SIMPSON, INC.
OWNER

TRUSTEE

Roger W. Simpson 9/14/94
ROGER W. SIMPSON DATE
VICE-PRESIDENT

Leon P. Ferrance 9/27/94
LEON P. FERRANCE DATE

BENEFICIARY

BENEFICIARY

Alex F. McNeil, Jr. 9/19/94
ALEX F. McNEIL, JR. DATE

Sallyanne McNeil 9/23/94
SALLYANNE McNEIL DATE

STATE OF Virginia
County of Roanoke

TO WIT:

I, Pamela J. Humphrey, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, ROGER W. SIMPSON, VICE-PRESIDENT OF CHARLES R. SIMPSON, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 14th DAY OF September, 1994.

MY COMMISSION EXPIRES:
9-30-95

Pamela J. Humphrey
NOTARY PUBLIC

STATE OF Virginia
City of Roanoke

TO WIT:

I, Karen Yvette Parker, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, LEON P. FERRANCE, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 27 DAY OF September, 1994.

MY COMMISSION EXPIRES:
November 30, 1997

Karen Yvette Parker
NOTARY PUBLIC

APPROVED:

John Thomas Jurell 10/26/94
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Charles M. Huffing 10/26/94
CITY ENGINEER - CITY OF ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:12 O'CLOCK A.M. ON THIS 27 DAY OF October, 1994.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Dena Testerman
DEPUTY CLERK

STATE OF Georgia
County of Columbia

TO WIT:

I, Gloria G. Cruse, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, ALEX F. McNEIL, JR., BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 19th DAY OF September, 1994.

MY COMMISSION EXPIRES:
07-27-98

Gloria G. Cruse
NOTARY PUBLIC

STATE OF Oregon
County of Multnomah

TO WIT:

I, James Victor Eaton, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, SALLYANNE McNEIL, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23 DAY OF September, 1994.

MY COMMISSION EXPIRES:
Dec 6, 1995

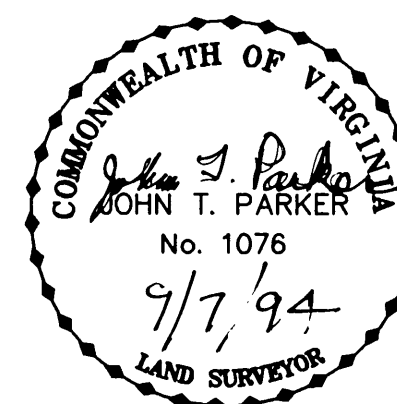
James Victor Eaton
NOTARY PUBLIC

BOUNDARY COORDINATES		
COR.	NORTHING	EASTING
1	5213.36	4974.36
2	5274.98	5437.27
3	5309.51	5703.13
4	4961.56	5734.03
5	4870.75	5035.91
1	5213.36	4974.36

BOUNDARY COORDINATES SHOWN HEREON ARE BASED ON ASSUMED DATUM

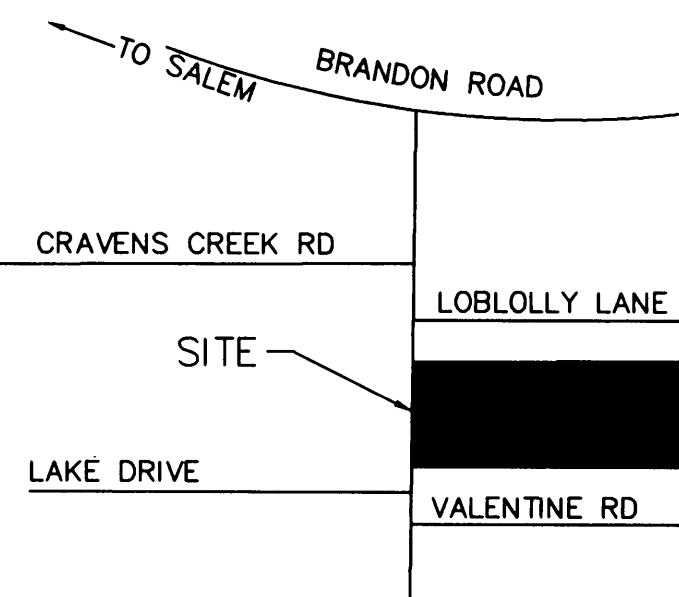
NOTES:

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 "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.



TO THE BEST OF MY KNOWLEDGE THE SOURCE OF TITLE IS AS SHOWN HEREON

John T. Parker 9/7/94
JOHN T. PARKER, L.S. DATE



VICINITY MAP

SUBDIVISION OF

THE OAKS OF WINDSOR

BEING A SUBDIVISION OF A 5.759 AC. TRACT AND CREATING NEW LOTS 1 THROUGH 12 AND DEDICATING 0.955 AC. TO THE CITY OF ROANOKE FOR STREET PURPOSES SITUATE ON DEYERLE ROAD, S.W. AND BEING THE

PROPERTY OF

CHARLES R. SIMPSON, INC.

ROANOKE, VIRGINIA

T. P. PARKER & SON

ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 518-0305
DRAWN: DAP/CADD
CALC.: DAP
N.B.: G-129

SCALE: 1" = 50'
MAY 16, 1994
W.O.: 93-0729

SHEET 1 OF 2
M.B. / PG. 1355