

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT OLD HERITAGE CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 17 TO 1, BEING A PORTION OF THE LANDS CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, DEED DATED JUNE 29, 1964 AND RECORDED IN DEED BOOK 745, PAGE 349, BY DEED DATED OCTOBER 21, 1964 AND RECORDED IN DEED BOOK 765, PAGE 76, BY DEED DATED JULY 28, 1981 AND RECORDED IN DEED BOOK 1172, PAGE 587, BY DEED DATED MAY 7, 1985 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1220, AT PAGE 852 AND BY DEED DATED SEPTEMBER 23, 1993 AND RECORDED IN DEED BOOK 1436, PAGE 391.

THAT OLD HERITAGE CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY CORNERS 4 TO 18 THROUGH 29 TO 5 TO 4, BEING ALL OF THE LANDS CONVEYED TO SAID OWNER BY DEED DATED JUNE 28, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201806286.

THAT OLD HERITAGE CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY CORNERS 18 TO 30 THROUGH 39 TO 22 TO 21 TO 20 TO 19 TO 18, BEING A PORTION OF THE LANDS CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, BY DEED DATED JUNE 29, 1964 AND RECORDED IN DEED BOOK 745, PAGE 349, BY DEED DATED FEBRUARY 5, 1987 AND RECORDED IN DEED BOOK 1254, PAGE 705 AND BY DEED DATED MAY 6, 1987 AND RECORDED IN DEED BOOK 1263, PAGE 25.

THAT OLD HERITAGE CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY CORNERS 1 TO 40 THROUGH 44 TO 3 TO 2 TO 1, BEING A PORTION OF THE LANDS CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, BY DEED DATED JUNE 29, 1964 AND RECORDED IN DEED BOOK 745, PAGE 349, BY DEED DATED OCTOBER 21, 1964 AND RECORDED IN DEED BOOK 765, PAGE 76, BY DEED DATED JULY 28, 1981 AND RECORDED IN DEED BOOK 1172, PAGE 587 AND BY DEED DATED SEPTEMBER 23, 1993 AND RECORDED IN DEED BOOK 1436, PAGE 391.

THAT OLD HERITAGE CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON AS THE "CUL-DE-SAC REVERSIONS" CREATED IN PLAT INSTRUMENT #201806535 TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY CORNERS 1 TO 40 TO 41 TO A TO 1 AND 16 TO 17 TO B TO C TO D TO 16, BEING A PORTION OF THE LANDS CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, DEED DATED JUNE 29, 1964 AND RECORDED IN DEED BOOK 745, PAGE 349, BY DEED DATED OCTOBER 21, 1964 AND RECORDED IN DEED BOOK 765, PAGE 76, BY DEED DATED JULY 28, 1981 AND RECORDED IN DEED BOOK 1172, PAGE 587, AND BY DEED DATED SEPTEMBER 23, 1993 AND RECORDED IN DEED BOOK 1436, PAGE 391.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED AND RE-SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN HUNT CAMP ROAD OF THIS SUBDIVISION 1.1813 AC. (51,459 S.F.) AND ALL OF THE PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS, FOR PUBLIC USE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND AS SHOWN HEREON AND BELONGING TO THE OWNER.

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 BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS, DEVISEES 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 OR 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 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 8TH DAY OF MARCH, 2021.

OWNER: OLD HERITAGE CORPORATION

By Cynthia Willis Creamer President
CYNTHIA CREAMER (PRINTED NAME)

ARLENE M. SKELLINGTON
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 7680477
My Commission Expires March 31, 2024

STATE OF VIRGINIA

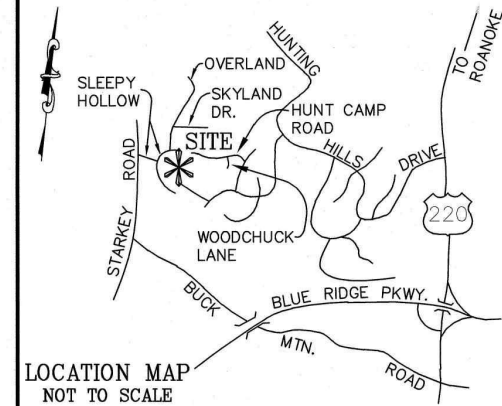
COUNTY OF ROANOKE
I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT CYNTHIA WILLIS CREAMER, FOR OLD HERITAGE CORPORATION, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 8, 2021.

MY COMMISSION EXPIRES ON MARCH 31, 2024 REGISTRATION # 7680477

Arlene M. Skellington
NOTARY PUBLIC

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP #51161C0253G, DATED SEPTEMBER 28, 2007, ZONE "X (UNSHADED)".
- IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- 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 THE SUBDIVISION.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.
- A 1.1813 AC. (51,459 S.F.) PORTION OF ORIGINAL TRACT 1 AND SWM LOT, CONTAINED IN HUNT CAMP ROAD, IS DEDICATED TO ROANOKE COUNTY FOR PUBLIC ROAD PURPOSES.
- THE JURISDICTIONAL WATERCOURSES SHOWN HEREON WERE DELINEATED BY U.S. ARMY CORP. OF ENGINEERS AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
- THIS PLAT IS A COMBINATION & RE-SUBDIVISION OF TAX #087.15-01-20.00-0000 (TRACT 1), #087.16-06-06.00-0000 (LOT 6, SECTION No. 28), #087.16-06-07.00-0000 (SWM LOT, SECTION No. 28) AND 087.19-01-03.00-0000 (TRACT 1A).
- THERE IS TO BE NO ACCESS FROM OVERLAND DRIVE TO LOT 13.
- THE OWNER OF TRACT 1A-1 WILL BE REQUIRED TO OBTAIN A LICENSE AGREEMENT FROM ROANOKE COUNTY TO USE THE UN-MAINTAINED PORTION OF SOUTH MOUNTAIN DRIVE.



APPROVAL:

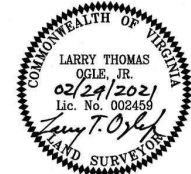
Nelda Smith 3/8/21
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 8TH DAY OF March, 2021, AT 12:01 O'CLOCK P.M.

TESTE: STEVEN A. MCGRAW, CLERK

Steve McGraw
DEPUTY CLERK



PLAT OF SUBDIVISION FOR
OLD HERITAGE CORPORATION

CREATING HEREON NEW

LOTS 1 THROUGH 13, SECTION No. 29,

AND NEW

SWM LOT A & LOT 6A, SECTION No. 28

AND NEW

LOT 1A-1 (1.1366 AC.)

SITUATED ALONG HUNT CAMP RD., SLEEPY HOLLOW DR., SOUTHERN PINES DR.
AND THE TERMINUS OF OVERLAND DRIVE
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411
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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: February 24, 2021
COM. NO.: 2018-188
SCALE: NONE
SHEET 1 OF 3