

BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	10040.7657	8588.8955
2	9726.2657	8268.2893
3	9842.8637	8149.1357
4	9948.2745	8067.5425
5	10059.7134	8136.6156
6	10086.8317	8031.8535
7	10259.0071	7669.8646
8	10344.7954	7564.6464
9	10444.1983	7489.5936
10	10445.6573	7482.2779
11	10506.7830	7416.2200
12	10537.7331	7321.1301
13	10527.2003	7231.7486
14	10555.5646	7120.3014
15	10558.6694	7020.3496
16	10570.7502	6875.8538
17	10588.8275	6792.7983
18	10538.8868	6653.4788
19	10498.6587	6561.9272
20	10779.9581	6379.0427
21	10721.4863	6301.6473
22	10656.9765	6193.3326
23	10424.0811	5681.8961
24	10407.4612	5668.0206
25	10470.0294	5639.5286
26	10469.5872	5661.1747
27	10702.4805	6172.6112
28	10730.4090	6225.6779
29	10844.9384	6173.1516
30	10855.2116	6020.4969
31	10950.1666	5870.9968
32	10969.1568	5754.3704
33	10965.8443	5730.3162
34	10948.6026	5673.7880
35	10958.5892	5674.3061
36	10988.1553	5738.8575
37	11166.0681	5876.9230
38	11237.5878	6018.3725
39	11238.7416	6063.7379
40	11276.8419	6169.7388
41	11288.6484	6160.4864
42	11335.0869	6200.9991
43	11502.3337	6298.6801
44	11546.5399	6335.4347
45	11642.4541	6446.5342
46	11681.3066	6547.6606
47	11682.2487	6591.5888
48	11112.0858	7010.3455
49	11057.5644	7421.2441
50	10859.1034	7396.4805
51	10309.5371	7904.7166
52	10253.3084	8018.5908
53	10120.7082	8168.3145
54	10376.8121	8332.9145
55	10165.5832	8446.4820
56	10168.2887	8549.1077
1	10040.7657	8588.8955

TOTAL AREA = 33.057 ACRES

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH EFFECT THE PROPERTY NOT SHOWN HEREON.
- THIS PROPERTY IS NOT LOCATED 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FFE DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED KNOWN AS SECTION #3, "FAIRWAY FOREST ESTATES", BOUNDED BY OUTSIDE CORNERS 1 THROUGH 36 TO 1, INCLUSIVE (LESS AND EXCEPT ALL OF THE LAND BOUNDED BY CORNERS 1A THRU 1D TO 1A INCLUSIVE, BEING PROPERTY OF BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, D.B. 1109, PAGE 560), WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM MERRIMAN SEARS DATED _____, 1989, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK _____, PAGE _____, AND ALSO COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM ALFRED W. POWELL, JR. AND BARBARA B. POWELL DATED _____, 1989, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK _____, PAGE _____, AND ALSO COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM R. WILLIAM REID BUILDER, INC. DATED _____, 1989, RECORDED IN DEED BOOK _____, PAGE _____, AND WHICH ALSO COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM GEORGE P. AND MARY HELEN F. BARON DATED NOV. 7, 1986, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1249, PAGE 1147. ALL OF SAID PROPERTY IS SUBJECT TO THE LEIN OF CERTAIN DEED OF TRUST TO EMILY W. RIFE AND DENNIS W. YOUNG, TRUSTEES, SECURING CRESTAR BANK, BENEFICIARY, DATED _____, 1989, RECORDED IN THE AFORESAID CLERK'S OFFICE IN D.B. _____, PAGE _____.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH 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 ARE HEREBY DEDICATED FOR PUBLIC USE.

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 SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE DEPARTMENT OF HIGHWAYS 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 THE PROPER GRADE AND MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS 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 IS PLACED THE SIGNATURE OF THE AFORESAID OWNER, ON THIS 27 DAY OF July, 1989.

FFE DEVELOPMENT CORPORATION

BY: R. William Reid
R. WILLIAM REID, PRESIDENT

CRESTAR BANK
BY: Emily W. Rife
EMILY W. RIFE, VICE PRESIDENT

BY: Dennis W. Young
DENNIS W. YOUNG, TRUSTEE

BY: Emily W. Rife
EMILY W. RIFE, TRUSTEE

STATE OF VIRGINIA

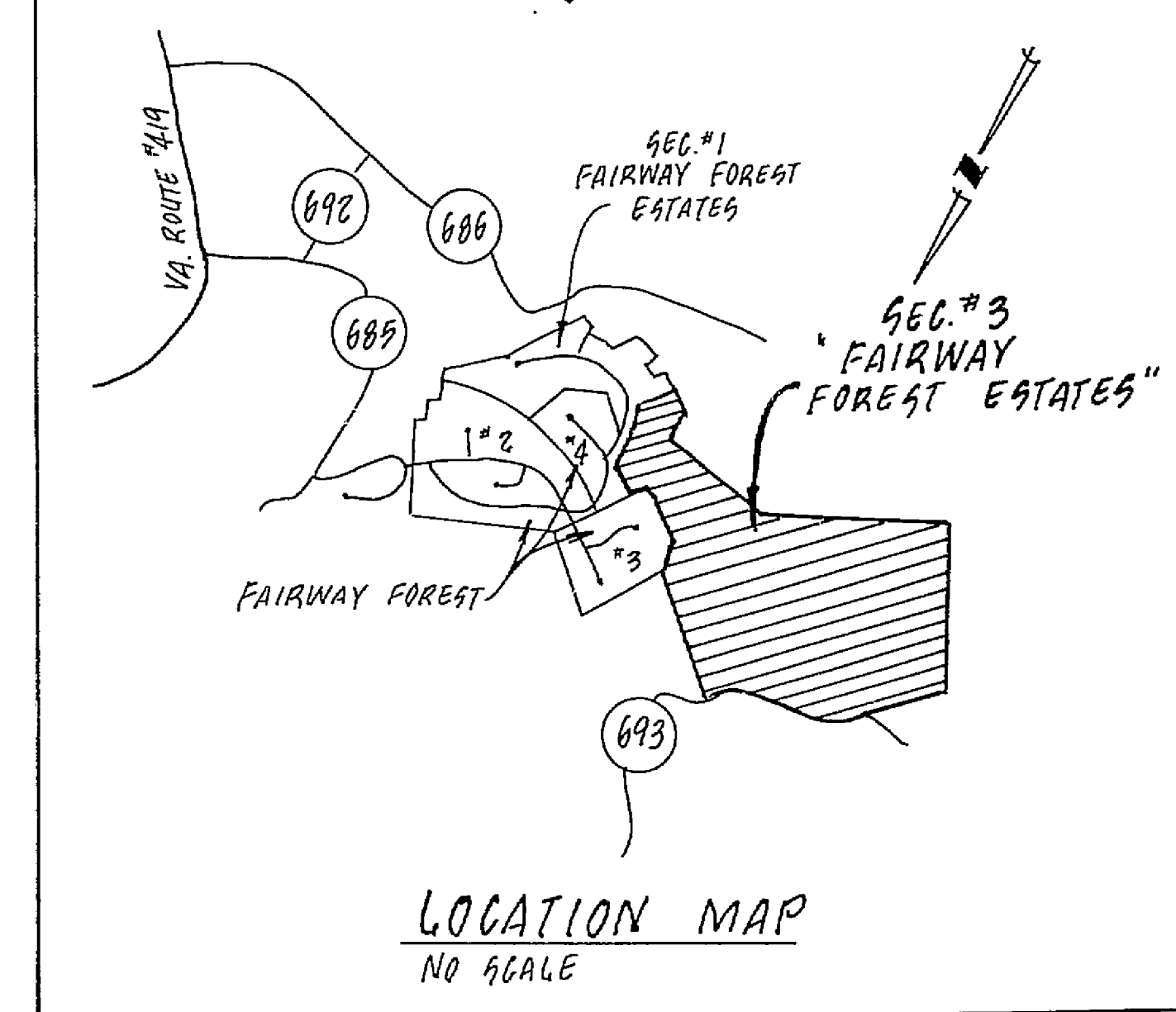
Attest
I, Mary E. Nantz, A NOTARY PUBLIC IN AND FOR THE AFORESAID County of Roanoke AND STATE DO HEREBY CERTIFY THAT R. WILLIAM REID, PRESIDENT, FFE DEVELOPMENT CORPORATION, WHOSE NAME AS SUCH IS SIGNED TO THE FOREGOING WRITING DATED 6/23, 1989, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County of Roanoke AND STATE AND ACKNOWLEDGED THE SAME ON 6/20, 1989.

MY COMMISSION EXPIRES May 7 1992

STATE OF VIRGINIA

Attest
I, Mary E. Nantz, A NOTARY PUBLIC IN AND FOR THE AFORESAID County of Roanoke AND STATE DO HEREBY CERTIFY THAT DENNIS W. YOUNG AND EMILY W. RIFE, TRUSTEES, AND EMILY W. RIFE OF CRESTAR BANK HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County of Roanoke AND STATE AND ACKNOWLEDGED THE SAME ON 6/20, 1989.

MY COMMISSION EXPIRES May 7 1992



APPROVED:
[Signature] 27. JUL 1989
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 ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON July 27, 1989, AT 14:56 O'CLOCK P.M.

TESTEE: ELIZABETH W. STOKES, CLERK
[Signature]
DEPUTY CLERK

PLAT OF SECTION NO. 3 "FAIRWAY FOREST ESTATES"

WINDSOR HILLS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA OWNER:

FFE DEVELOPMENT CORPORATION DATE: 23 JUNE 1989

BUFORD T. LUMSDEN & ASSOCIATES, P.C. ENGINEERS - SURVEYORS ROANOKE, VIRGINIA

