

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 "HIDDEN WOODS", BOUNDED BY OUTSIDE CORNERS 1 THROUGH 46 TO 1, INCLUSIVE...

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 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 ENRAGED 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...

IN WITNESS WHEREOF WE HEREBY PLACE THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF September, 1994.

FFE DEVELOPMENT CORPORATION BY: R. William Reid, R. WILLIAM REID, PRESIDENT

CENTRAL FIDELITY BANK BY: R. Scott Holtzapple, F. B. WEBSTER DAY, SOLE ACTING TRUSTEE

STATE OF VIRGINIA I, Sara V. Phillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT R. WILLIAM REID, PRESIDENT, FFE DEVELOPMENT CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED August 25, 1994, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON September 25, 1994.

MY COMMISSION EXPIRES January 21, 1995 Sara V. Phillaman NOTARY PUBLIC

STATE OF VIRGINIA I, Sara V. Phillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City, AND STATE DO HEREBY CERTIFY THAT R. Scott Holtzapple, WITH CENTRAL FIDELITY BANK AND F. B. WEBSTER DAY, SOLE ACTING TRUSTEE, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City, AND STATE AND ACKNOWLEDGED THE SAME ON September 22, 1994.

MY COMMISSION EXPIRES January 21, 1995 Sara V. Phillaman NOTARY PUBLIC

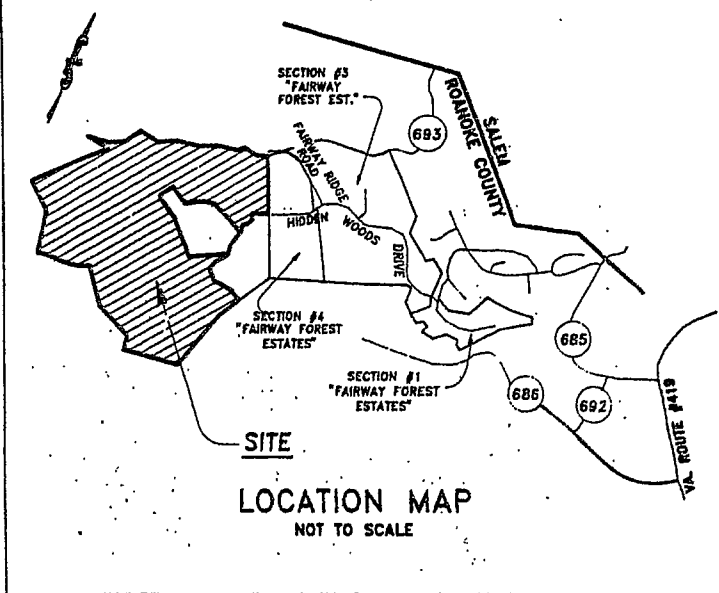
NOTES:

- 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 EFFECT THE PROPERTY NOT SHOWN HEREON.
3. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA, MAP PANEL NO. 51161C0043 D, DATED OCT. 15, 1993. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. IRON PINS HAVE BEEN SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
5. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSE 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 THIS SUBDIVISION OR RESUBDIVISION.
6. SEGMENTS OF THE EXISTING CUL-DE-SAC OUTSIDE OF STANDARD FIFTY FOOT RIGHT-OF-WAY ARE TO BE VACATED BY ROANOKE COUNTY BOARD OF SUPERVISORS.
7. BENCHMARK FOR DETERMINING MINIMUM FINISHED FLOOR ELEVATIONS: BENCHMARK FOR TOP OF THE HYDRANT ON SOUTH SIDE OF HIDDEN WOODS DRIVE, OPPOSITE LOT 8A, BLOCK 2, SECTION No. 4, FAIRWAY FOREST ESTATES. ELEVATION: 456.44.
8. PRESSURE REDUCING VALVES ARE TO BE PROVIDED IN THE DWELLINGS ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.
9. PARCEL "A" IS CREATED FOR THE PURPOSE OF STORMWATER MANAGEMENT. SEE STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT.
10. LIVE TREES LARGER THAN 2 INCH IN DIAMETER LOCATED IN THE TREE MAINTENANCE EASEMENT ON LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK 2 SHALL NOT BE CUT WITHOUT PERMISSION FROM THE OWNER OF TRACT II.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains 46 curve entries.

BOUNDARY COORDINATES table with columns: Corner, Northing, Easting. Contains 46 corner coordinates.

AREA = 36.278 ACRES
11. AREAS OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 AND TRACT III DO NOT INCLUDE SEGMENT AREAS OF THE EXISTING CUL-DE-SAC.



APPROVED: [Signature]
AGENT, ROANOKE COUNTY PLANNING COMMISSION
DATE: October 1994

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT HERETO ANNEXED IS ADMITTED TO RECORD ON 10/11/94 1994, AT 1:19 O'CLOCK P.M.
TESTEE: STEVEN A. MCGRAW, CLERK
[Signature]
DEPUTY CLERK

PLAT SHOWING
'HIDDEN WOODS'
OF FAIRWAY FOREST ESTATES
AND NEW
LOT 8A
BLOCK 2, SECTION No. 4
FAIRWAY FOREST ESTATES
BEING
THE SUBDIVISION
OF
TRACT 1
P.B. 16, PG. 1
ORIGINAL TAX #66.04-2-15.2
AND
ORIGINAL LOT 8, BLOCK 2, SECTION No. 4
'FAIRWAY FOREST ESTATES' (P.B. 14, PG. 3)
TAX #66.04-4-5
AND COMBINING PORTION OF
TAX #66.00-1-9
PROPERTY OF
FFE DEVELOPMENT CORPORATION
SITUATED IN
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SCALE: NONE DATE: 29 AUGUST 1994
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

