

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WEXFORD OF ROANOKE, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 21 TO 1, INCLUSIVE, AND IS 11.097 ACRES OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 1441, PAGE 654.

SAID PARCELS ARE SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE IN DEED BOOK 1468, PAGE 1677 LISTING RICHARD E. MORAN AS TRUSTEE, AND SECURING CRESTAR BANK AS BENEFICIARY.

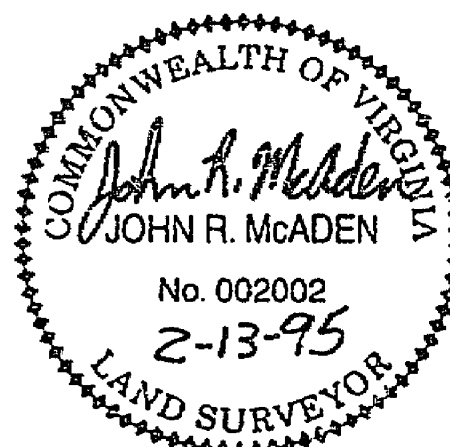
THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS. ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND 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 RELEASE THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS 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 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 PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE 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 WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

WEXFORD OF ROANOKE, INC.
BY: James R. Jackson, ITS PRESIDENT
JAMES R. JACKSON
BY: RICHARD E. MORAN, TRUSTEE
RICHARD E. MORAN



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. McADEN 002002

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 AT 12:51 O'CLOCK P.M. ON THIS 8 DAY OF March, 1996, IN PLAT BOOK 15, PAGE 125.
TESTE: JOSEPH A. MCGRAW, CLERK
CLERK
DEPUTY CLERK Robert Clark

CORNER	NORTHING	EASTING
1	4924.3657	10047.2940
2	4778.5187	10140.6679
3	4729.9767	10300.6278
4	4691.0614	10291.8422
5	4718.8536	10107.2658
6	4677.3540	9988.3634
7	4599.1384	9915.5360
8	4649.6542	9809.4796
9	4808.1398	9729.7476
10	4744.8153	9569.1835
11	4925.5910	9584.4413
12	5035.3219	9409.5724
13	4951.9921	9220.9853
14	4957.2670	9146.1711
15	5550.1890	8943.6857
16	5442.5237	9356.8400
17	5354.6902	9691.5060
18	5283.9027	9716.2875
19	5024.0657	9883.3390
20	4991.6020	9890.4807
21	4968.2220	9984.6415
1	4924.3657	10047.2940

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Bonnie S. Woodbridge, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT James R. Jackson PRESIDENT, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 7th DAY OF March, 1996.

Bonnie S. Woodbridge
NOTARY PUBLIC
MY COMMISSION EXPIRES September 30, 1998

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Bonnie S. Woodbridge, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Richard E. Moran TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 4th DAY OF March, 1996.

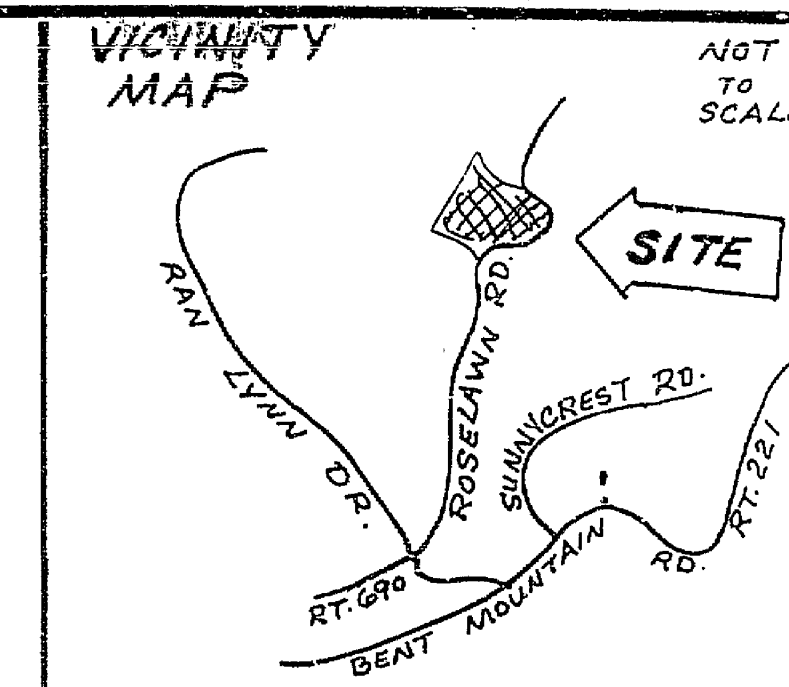
Bonnie S. Woodbridge
NOTARY PUBLIC
MY COMMISSION EXPIRES September 30, 1998

ALL LOTS SHOWN ON THE SUBDIVISION PLAT HAVE BEEN REVIEWED BY THE PERSONNEL OF THE ROANOKE COUNTY/VINTON HEALTH DEPARTMENT AND HAVE MET THE CRITERIA AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA SEWAGE HANDLING AND DISPOSAL REGULATIONS ENTITLED "32.1 CODE OF VIRGINIA, AS AMENDED TO DATE, AND EACH LOT OR PARCEL IS ELIGIBLE FOR A SEPTIC PERMIT." (ADOPTED BY ORDINANCE 41189-3)

114 Paul L. Loushine
AGENT
ROANOKE COUNTY/VINTON
HEALTH DEPARTMENT

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 THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: Lenora L. Hamilton 3/7/96
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE



AREA IN LOTS = 9.87 AC.
AREA IN R/W = 1.23 AC.
TOTAL AREA = 11.10 AC.

NOTES:

- OWNER OF RECORD: WEXFORD OF ROANOKE, INC.
- LEGAL REFERENCE: DEED BOOK 1441, PAGE 654
- TAX MAP NUMBER: PART OF 86.C3-4-6
- NO TITLE REPORT FURNISHED
- CURRENTLY ZONED: R-1
- PROPERTY IS IN F.E.M.A. DEFINED UNSHADED ZONE X
- YARD REQUIREMENTS: FRONT=30'
SIDE=10'
REAR=25'
- THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES LOCATED THEREIN, AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED.

SUBDIVISION PLAT OF

WEXFORD
PHASE III

OWNED BY WEXFORD OF ROANOKE, INC.

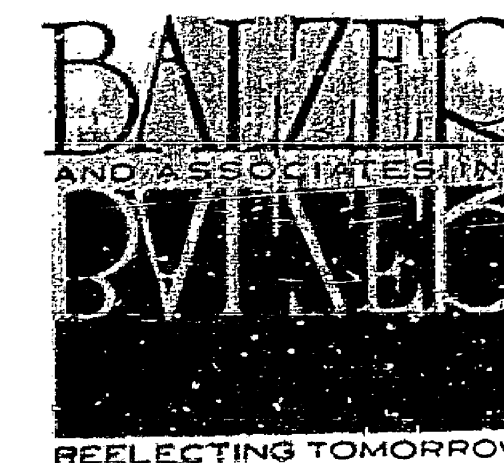
WINDSOR HILLS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

FEBRUARY 13, 1995

JOB NUMBER 93199-2

SHEET 1 OF 2



BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

RC-6510 18/125