

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOONE, BOONE & LOEB, INC., PALM HERMITAGE CORP., A VIRGINIA CORPORATION, AND RICHARD E. & MARGARET P. HARMAN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 6 TO 6A TO 6B TO 7 TO 24 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID BOONE, BOONE & LOEB, INC. FROM HIGGINBOTHAM FARMS, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED JUNE 27, 1988, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1287, PAGE 1070, AND WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID PALM HERMITAGE CORP., A VIRGINIA CORPORATION, FROM DORMAN W. HAWLEY BY DEED DATED JULY 5, 1990, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1326, PAGE 1286, AND WHICH LAND ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID PALM HERMITAGE CORP., A VIRGINIA CORPORATION, FROM EZERA E. WERTZ AND ELSIE C. WERTZ BY DEED DATED OCTOBER 6, 1989, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1313, PAGE 1969, AND BY DEED DATED SEPTEMBER 13, 1990, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1333, PAGE 1214, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DANIEL F. LAYMAN, JR. AND ALTON L. KNIGHTON, JR., TRUSTEES, SECURING FIRST UNION NATIONAL BANK OF VIRGINIA, BENEFICIARY, DATED NOVEMBER 17, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1462, PAGE 1505, AND MODIFIED IN DEED BOOK 1514, PAGE 174, WHICH LAND ALSO COMPRISES A PORTION OF LAND CONVEYED TO RICHARD E. & MARGARET P. HARMAN BY DEED DATED 21 FEBRUARY 1983, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1190, PAGE 208.

THE SAID OWNERS DO 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 EASEMENTS WITHIN AND OUTSIDE OF SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCES.

THE SAID OWNERS DO 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, 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 SUCH 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 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS _____ DAY OF _____ 1997.

BOONE, BOONE & LOEB, INC., OWNER

BY: [Signature]
JACK LOEB, JR., PRESIDENT

PALM HERMITAGE CORP., OWNER

BY: [Signature]
JACK LOEB, JR., PRESIDENT

BY: [Signature]
DANIEL F. LAYMAN, JR., SOLE ACTING TRUSTEE

BY: [Signature]
RICHARD E. HARMAN, OWNER

BY: [Signature]
MARGARET P. HARMAN, OWNER

STATE OF VIRGINIA

County of ROANOKE

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JACK LOEB, JR., PRESIDENT, BOONE, BOONE & LOEB, INC. AND PALM HERMITAGE CORP., AND DANIEL F. LAYMAN, JR., SOLE ACTING TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED JANUARY 10, 1997, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 6, 1997.

MY COMMISSION EXPIRES FEBRUARY 28, 1998

[Signature]
NOTARY PUBLIC

STATE OF VIRGINIA

County of ROANOKE

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT RICHARD E. HARMAN & MARGARET P. HARMAN, OWNERS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED JANUARY 10, 1997, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 6, 1997.

MY COMMISSION EXPIRES FEBRUARY 28, 1998

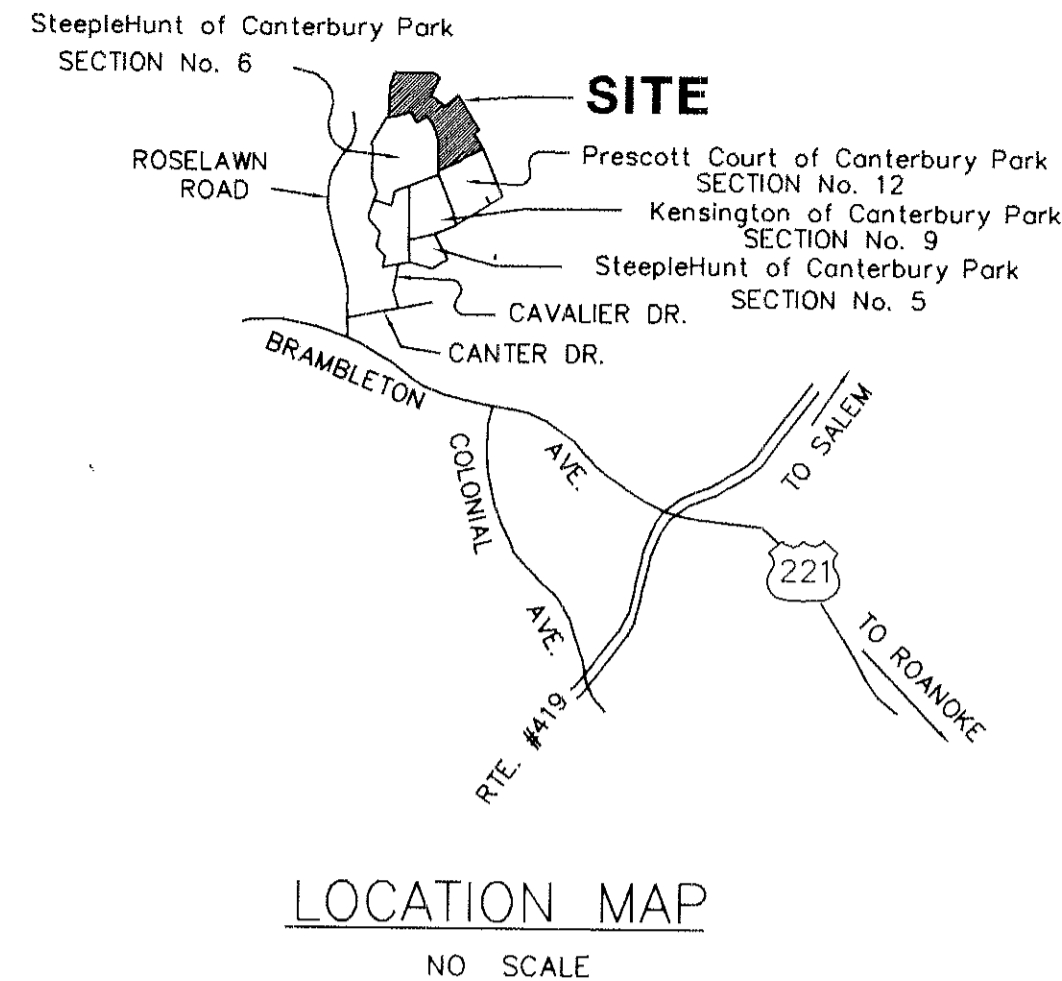
[Signature]
NOTARY PUBLIC

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	400.00'	131.77'	66.49'	131.18'	N60°02'13"W	18°52'30"
C-2	400.00'	103.32'	51.95'	103.03'	N62°04'30"W	14°47'57"
C-3	400.00'	28.46'	14.23'	28.45'	N52°38'15"W	04°04'34"
C-4	494.07'	294.95'	152.02'	290.59'	N33°29'50"W	34°12'16"
C-5	494.07'	77.07'	38.62'	77.00'	N46°07'49"W	08°56'17"
C-6	494.07'	77.29'	38.72'	77.21'	N37°10'47"W	08°57'48"
C-7	494.07'	79.31'	39.74'	79.23'	N28°05'58"W	09°11'51"
C-8	494.07'	61.27'	30.68'	61.23'	N19°56'52"W	07°06'20"
C-9	250.00'	29.00'	14.52'	28.98'	N19°43'04"W	06°38'46"
C-10	250.00'	23.92'	11.97'	23.91'	N19°08'09"W	05°28'56"
C-11	250.00'	5.08'	2.54'	5.08'	N22°27'32"W	01°09'50"
C-12	25.00'	24.33'	13.23'	23.39'	N50°55'35"W	55°46'16"
C-13	55.00'	7.52'	3.77'	7.51'	N74°53'44"W	07°49'59"
C-14	55.00'	244.43'	72.16'	87.49'	N56°20'06"E	254°37'40"
C-15	55.00'	27.92'	14.27'	27.62'	S18°11'22"W	29°04'53"
C-16	25.00'	24.33'	13.23'	23.39'	S04°50'41"W	55°46'16"
C-17	244.00'	33.71'	16.88'	33.68'	S26°59'56"E	07°54'58"
C-18	25.00'	34.15'	20.34'	31.56'	S70°05'35"E	78°16'20"
C-19	600.00'	713.70'	405.87'	672.36'	S75°09'10"E	68°09'12"
C-20	600.00'	47.36'	23.69'	47.35'	N73°01'56"E	04°31'23"
C-21	600.00'	77.33'	38.72'	77.27'	N78°59'09"E	07°23'03"
C-22	600.00'	80.16'	40.14'	80.10'	N86°30'19"E	07°39'17"
C-23	600.00'	182.84'	92.14'	182.14'	S80°56'14"E	17°27'36"
C-24	600.00'	81.55'	40.84'	81.48'	S68°18'50"E	07°47'13"
C-25	600.00'	81.73'	40.93'	81.67'	S60°31'04"E	07°48'17"
C-26	600.00'	81.74'	40.93'	81.67'	S52°42'46"E	07°48'19"
C-27	600.00'	80.99'	40.56'	80.93'	S44°56'35"E	07°44'03"
C-28	25.00'	23.98'	13.00'	23.07'	S68°33'18"E	54°57'28"
C-29	55.00'	279.85'	37.42'	61.88'	S49°43'58"W	291°31'59"
C-30	55.00'	63.73'	35.98'	60.22'	S62°50'24"E	66°23'16"
C-31	55.00'	49.11'	26.33'	47.50'	S04°03'55"E	51°09'43"
C-32	55.00'	50.66'	27.29'	48.89'	S47°54'12"W	52°46'30"
C-33	55.00'	50.89'	27.43'	49.09'	N79°12'13"W	53°00'42"
C-34	55.00'	65.46'	37.24'	61.67'	N18°35'57"W	68°11'50"
C-35	25.00'	24.75'	13.49'	23.75'	N12°51'23"W	56°42'41"
C-36	560.00'	654.69'	370.55'	618.04'	N74°42'16"W	66°59'04"
C-37	560.00'	92.24'	46.22'	92.13'	N45°55'51"W	09°26'14"
C-38	560.00'	98.82'	49.54'	98.69'	N55°42'17"W	10°06'37"
C-39	560.00'	104.87'	52.59'	104.72'	N66°07'29"W	10°43'47"
C-40	560.00'	98.35'	49.30'	98.22'	N76°31'15"W	10°03'45"
C-41	560.00'	140.38'	70.56'	140.02'	N88°44'02"W	14°21'48"
C-42	560.00'	120.03'	60.25'	119.80'	S77°56'38"W	12°16'51"
C-43	25.00'	42.85'	28.86'	37.79'	S22°42'08"W	98°12'09"
C-44	444.06'	187.56'	95.20'	186.17'	S38°29'57"E	24°12'02"
C-45	444.06'	112.66'	56.63'	112.35'	S33°40'00"E	14°32'08"
C-46	444.06'	74.91'	37.54'	74.82'	S45°46'01"E	09°39'54"
C-47	55.00'	279.86'	37.42'	61.88'	N66°57'33"E	291°32'32"

BOUNDARY COORDINATES

POINT	NORTHING	EASTING
1	8188.71405	128.33609
2	8254.22981	14.69013
3	8138.32088	-80.52061
4	8078.43998	-152.78171
5	8351.10798	-308.25771
6	8492.91088	-346.54191
6A	8564.40816	-239.19430
6B	8612.90477	-166.38041
7	8714.80048	-13.39191
8	8699.69158	69.81269
9	8576.22058	83.56319
10	8575.42408	76.41119
11	8567.47318	77.29669
12	8568.26968	84.44859
13	8502.79268	91.74059
14	8474.10378	271.60209
15	8652.86868	327.59599
16	8480.82340	701.91367
17	8415.64143	674.27664
18	8332.87229	830.98593
19	8152.22605	716.10464
20	8121.33164	715.15841
21	7902.98928	569.97529
22	8163.82968	396.51809
23	8256.62068	286.32529
24	8306.26958	172.34789
TOTAL AREA =	10,504 ACRES	



APPROVED:

[Signature]
AGENT, ROANOKE COUNTY PLANNING COMMISSION

10 March 1997
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 310/97, 1997, AT 11:44 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

[Signature]
DEPUTY CLERK

PLAT OF SUBDIVISION FOR SECTION No. 13
"Westchester of Canterbury Park"
PROPERTY OF
BOONE, BOONE & LOEB, INC., PALM HERMITAGE CORP., A VIRGINIA CORPORATION AND RICHARD E. & MARGARET P. HARMAN

BEING SUBDIVISION OF ORIGINAL TAX #76.03-4-31&32 & TAX #86.01-1-1.3
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 80' DATE: 10 JANUARY 1997

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA
RC-6839

SHEET 1 OF 2
COMM. #96-197

