

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WALDROP DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 TO 9 TO 1 INCLUSIVE, TO BE KNOWN AS LOTS 1 THRU 18, SECTION 18, "WOODBRIDGE", AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, DEED BOOK 1309 PAGE 680.

THE SAID OWNER(S) HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2264 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS 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 AS ARE ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, 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:

WALDROP DEVELOPMENT CORPORATION

By: Louis S. Waldrop  
LOUIS S. WALDROP, OWNER

DATE: May 10 2000

STATE OF VIRGINIA  
County of Roanoke

I, BJ Vaughn, a NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT LOUIS S. WALDROP, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED NOVEMBER 8, 1999, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON MAY 10, 2000. MY COMMISSION EXPIRES MAY 31 2001.

BJ Vaughn  
NOTARY PUBLIC

APPROVAL BLOCK FOR COUNTY OF ROANOKE

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.

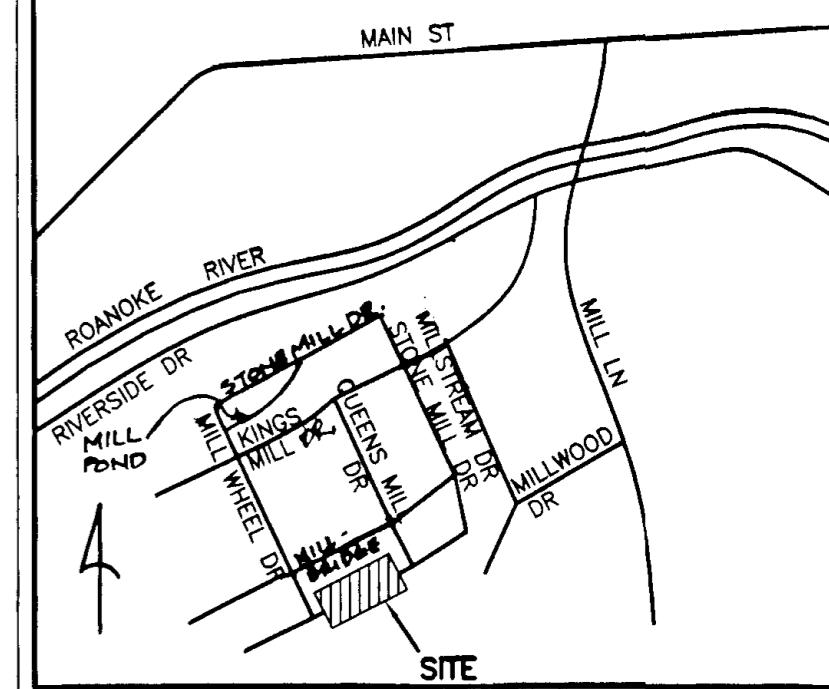
APPROVED: John R. McAden 5-12-00  
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 12 O'CLOCK .M ON THIS 16 DAY OF May, 2000, IN PLAT BOOK 8, PAGE 20.

TESTE: \_\_\_\_\_  
CLERK  
DEPUTY CLERK

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 AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE F.E.M.A. MAP 510141 0039 E (SALEM) AND 510190 0039 E (ROANOKE CO.) WITH AN EFFECTIVE DATE OF OCTOBER 18, 1995.
5. PROPERTY CURRENTLY ZONED: R-1.
6. ROANOKE COUNTY TAX MAP NUMBER: 56.01-1-17.1 AND THE PORTION OF NEW LOT 18 THAT IS IN THE CITY OF SALEM CORPORATE LIMITS. WILL BE ASSESSED IN ROANOKE COUNTY.



VICINITY MAP  
NO SCALE

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	999.96694	5000.00931
2	1213.44186	5757.72169
3	1094.04912	5840.89940
4	1105.06984	5880.01658
5	1107.22832	5891.11813
6	1056.78665	5891.68648
7	1062.82917	5922.76451
8	925.40266	5949.48443
9	681.96978	5089.60059
1	999.96694	5000.00931

\*ASSUMED DATUM\*

AREA TABULATIONS

AREA IN LOTS(18)	239,243 S.F. OR 5.493 ACRES
AREA IN RIGHT-OF-WAY	44,272 S.F. OR 1.016 ACRES
TOTAL WOODBRIDGE SEC. 18	283,515 S.F. OR 6.509 ACRES

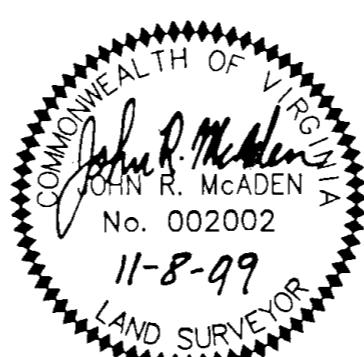
APPROVAL BLOCK FOR CITY OF SALEM

APPROVED:

James E. Taliroffro 5/16/2000  
JAMES E. TALIAFERRO, II, P.E.  
CITY ENGINEER, CITY OF SALEM  
Forest G. Jones 5/16/00  
FOREST G. JONES  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 12 O'CLOCK .M ON THIS 16 DAY OF May, 2000, IN PLAT BOOK 8, PAGE 20.

TESTE: Chance Crawford  
CLERK SLB 3/1/01  
DEPUTY CLERK



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

PLAT OF SUBDIVISION  
CREATING HEREON LOTS 1 THRU 18  
SECTION 18  
"WOODBRIDGE"  
BEING A SUBDIVISION OF  
A PORTION OF ORIGINAL PARCEL II  
DEED BOOK 1309, PAGE 680  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
AND  
CITY OF SALEM, VIRGINIA  
NOVEMBER 8, 1999  
JOB NO. R99147

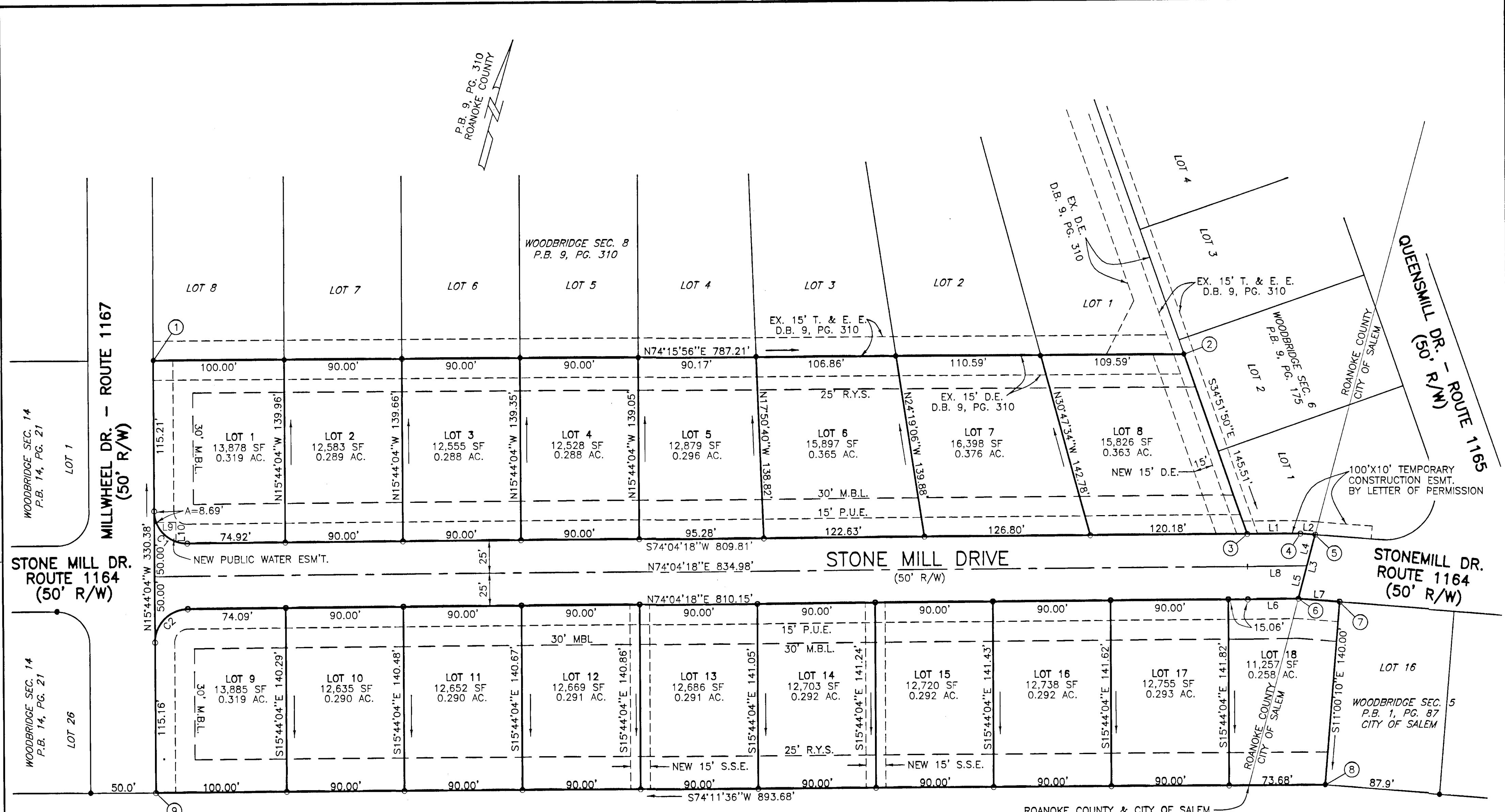
TEL: 540-772-9580 FAX: 540-772-8050  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



PLANNERS ARCHITECTS SURVEYORS  
ENGINEERS

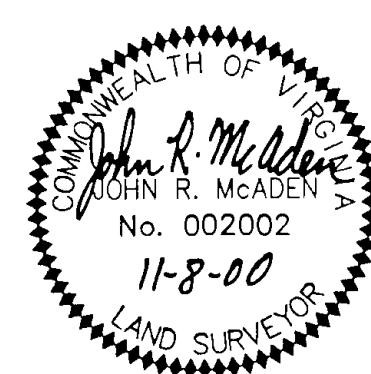
• PLANNERS • ARCHITECTS  
• ENGINEERS • SURVEYORS

SHEET 1 OF 2



**LEGEND**

○	IRON PIN SET
●	IRON PIN FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
M.B.L.	MINIMUM BUILDING LINE
R.Y.S.	REAR YARD SETBACK
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
T.E.E.	TELEPHONE & ELECTRIC EASEMENT



**PLAT OF SUBDIVISION  
CREATING HERON LOTS 1 THRU 18  
SECTION 18  
"WOODBRIDGE"**

BEING A SUBDIVISION OF  
A PORTION OF ORIGINAL PARCEL II  
DEED BOOK 1309, PAGE 680  
CATAWBA MAGISTERIAL DISTRICT  
ROANOE COUNTY, VIRGINIA  
AND  
CITY OF SALEM, VIRGINIA  
NOVEMBER 8, 1999  
SCALE: 1" = 50'  
JOB NO. R99147