

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT D & S DEVELOPERS, LLC IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 33, INCLUSIVE TO 1, WHICH IS A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM RICHARD N. RONK, ETHEL J. RONK, WILLIAM C. RONK AND HELEN D. RONK, DATED July 20, 2001, RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF BOTETOURT IN DEED BOOK 014564 PAGE 118, WHICH PROPERTY IS SUBJECT TO A CERTAIN DEED OF TRUST, SECURING BANK of Botetourt, DATED July 26, 2001, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 014565 PAGE 121.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF BOTETOURT COUNTY, VIRGINIA.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF BOTETOURT, VIRGINIA ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND DEDICATE FOR PUBLIC USE ALL OF THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREET, SHOWN HEREON, BY THE BOARD OF SUPERVISORS OF BOTETOURT COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF BOTETOURT AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR 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 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 30 DAY OF JULY, 2001.

OWNER:
Sherman D. Fouts Its member
R. David Wickline Its member
Corporate Title

STATE OF VIRGINIA

County of Botetourt

Judith S. Johns

A NOTARY PUBLIC IN AND FOR THE AFORESAID
County of Botetourt AND STATE DO HEREBY CERTIFY THAT Sherman D. Fouts &
R. David Wickline OF D & S DEVELOPERS, LLC AND David B. Spigle
TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 30, 2001,
HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID Botetourt Co. AND STATE AND
ACKNOWLEDGED THE SAME ON THIS 30th DAY OF July, 2001.

MY COMMISSION EXPIRES Feb. 29, 2004

Judith S. Johns
NOTARY PUBLIC

ABBREVIATIONS & LEGEND:

AC.	ACRE(S)
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
PG.	PAGE
I.P.	IRON PIN
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
W.L.E.	WATER LINE EASEMENT
C1	CURVE LABEL
R.F.	ROAD FRONTAGE
①	CORNER NUMBER

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS OR ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- BOUNDARY OF SECTION #1 "WALNUT MANOR" DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE COMMUNITY PANEL NUMBER 510018 0100 A, DATED JUNE 15, 1978.
- LEGAL REFERENCE: DEED BOOK 301, PAGE 409, TAX # 73-108; DEED BOOK 333, PAGE 578, TAX # 73-106 AND DEED BOOK 565, PAGE 1540, TAX # 73-5-5A.
- THIS PLAT SUBDIVIDES A PORTION OF THE PROPERTY CONVEYED TO D & S DEVELOPERS, LLC BY DEED RECORDED IN DEED BOOK 014564 PAGE 118 AND LEAVES A REMAINING TRACT CONSISTING OF 65.281 ACRES.
- APPROVAL HEREOF BY THE BOTETOURT COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE BOTETOURT 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.
- THE STORM WATER MANAGEMENT EASEMENT SERVING THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE DEVELOPER AND TRANSFERRED TO THE HOMEOWNERS ASSOCIATION UPON ITS CREATION.
- CENTERLINE OF 15' DRAINAGE EASEMENT IS THE CENTER OF NATURAL WATERCOURSE AS OF DATE OF SURVEY. THE NATURAL WATERCOURSE MAY MOVE OVER AN EXTENDED PERIOD OF TIME AND THE 15' DRAINAGE EASEMENT IS INTENDED TO MOVE WITH THE ACTUAL LOCATION OF THE NATURAL WATERCOURSE.
- NO PLANTINGS OR STRUCTURES ARE PERMITTED IN WATER LINE EASEMENTS.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	4341.61610	4647.92250
2	4451.29762	4706.18092
3	5013.20194	5016.08804
4	4849.18419	5236.69671
5	4979.16607	5307.86544
6	4538.29180	5925.00490
7	5113.76274	6277.42757
8	4903.39857	6711.97904
9	4655.71905	6638.74173
10	4635.60525	6716.04582
11	4593.59263	6745.79918
12	4388.79753	6624.35909
13	4453.80420	6514.73263
14	4410.79699	6489.23007
15	4323.17711	6636.99119
16	4187.68888	6506.93841
17	3974.01225	6284.65104
18	4012.75033	5834.56849
19	4083.12185	5649.27644
20	4154.20239	5482.61066
21	4163.87335	5402.14675
22	4443.63838	5435.77171
23	4485.96251	5447.09532
24	4523.11334	5409.59021
25	4449.60494	5386.12898
26	4361.16664	5375.49958
27	4370.59833	5297.02636
28	4332.22273	5165.28131
29	4485.95190	4919.24326
30	4475.35322	4757.30470
31	4461.57506	4720.98531
32	4447.43404	4713.18611
33	4363.42867	4668.17296
1	4341.61610	4647.92250

TOTAL AREA = 28.922 AC.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3941.32'	124.20'	62.10'	124.20'	N 27°58'32" E	01°48'20"
C2	3933.32'	95.31'	47.66'	95.31'	S 28°11'03" W	01°23'18"
C3	30.00'	42.25'	25.48'	38.85'	S 69°13'31" W	80°41'39"
C4	205.00'	231.21'	129.65'	219.15'	S 77°15'43" W	64°37'14"
C5	30.00'	49.96'	32.98'	44.39'	S 31°06'33" E	95°25'17"
C6	205.00'	166.85'	88.36'	162.29'	S 86°15'19" W	46°38'02"
C7	205.00'	64.36'	32.44'	64.09'	N 53°56'42" E	17°59'12"
C8	155.00'	152.11'	82.81'	146.08'	N 73°03'57" E	56°13'42"
C9	155.00'	218.02'	131.43'	200.48'	S 85°14'48" W	80°35'23"
C10	205.00'	288.34'	173.82'	265.16'	N 85°14'48" E	80°35'23"
C11	205.00'	62.80'	31.65'	62.56'	N 53°43'41" E	17°33'09"
C12	205.00'	129.74'	67.13'	127.59'	N 80°38'05" E	36°15'41"
C13	205.00'	95.80'	48.79'	94.93'	S 67°50'47" E	26°46'33"
C14	25.00'	36.22'	22.12'	33.13'	N 12°57'17" W	83°00'27"
C15	205.00'	77.62'	39.28'	77.16'	S 17°42'04" W	21°41'43"
C16	155.00'	43.96'	22.13'	43.81'	N 14°58'42" E	16°14'59"
C17	25.00'	44.70'	31.11'	38.98'	S 74°19'20" W	102°26'17"
C18	285.00'	127.17'	64.66'	126.11'	N 67°14'29" W	25°33'56"
C19	285.00'	111.52'	56.48'	110.81'	N 65°40'06" W	22°25'11"
C20	285.00'	15.65'	7.63'	15.65'	N 78°27'04" W	03°08'45"
C21	235.00'	104.86'	53.32'	103.99'	S 67°14'29" E	25°33'56"
C22	265.00'	291.29'	162.33'	276.85'	S 68°29'08" W	62°58'51"
C23	265.00'	74.74'	37.62'	74.49'	N 88°06'14" W	16°09'36"
C24	265.00'	172.46'	89.41'	169.43'	S 65°10'21" W	37°17'14"
C25	265.00'	44.09'	22.10'	44.04'	S 41°45'43" W	09°32'02"
C26	215.00'	236.33'	131.70'	224.61'	N 68°29'08" E	62°58'51"
C27	215.00'	212.32'	115.72'	203.80'	N 71°41'06" E	56°34'54"
C28	215.00'	24.01'	12.02'	24.00'	N 40°11'41" E	06°23'57"
C29	25.00'	36.51'	22.38'	33.35'	S 78°49'52" W	83°40'19"
C30	25.00'	33.79'	20.04'	31.28'	N 01°43'37" W	77°26'39"
C31	155.00'	83.49'	42.79'	82.49'	S 43°54'05" E	30°51'46"
C32	205.00'	42.86'	21.51'	42.78'	N 34°27'34" W	11°58'44"
C33	25.00'	22.39'	12.01'	21.65'	N 54°07'44" W	51°19'04"
C34	25.00'	22.39'	12.01'	21.65'	S 02°48'40" E	51°19'04"
C35	55.00'	271.31'	44.04'	268.33'	N 61°31'48" E	282°38'08"
C36	55.00'	78.36'	47.50'	77.95'	S 17°58'01" E	81°37'47"
C37	55.00'	64.79'	36.75'	61.1'	N 87°28'09" E	67°29'53"
C38	55.00'	82.69'	51.41'	75.1'	N 10°39'07" E	86°08'12"
C39	55.00'	45.47'	24.13'	44.19'	N 56°06'08" W	47°22'17"

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATION BY:

John J. Simon, AOSE #14, (540) 951-4234
DATE July 27, 2001

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

Richard J. Sealey
AGENT, BOTETOURT COUNTY HEALTH DEPARTMENT,

7/30/01
DATE

APPROVED:

M. C. G.
AGENT, BOTETOURT COUNTY PLANNING COMMISSION,

7/30/01
DATE

CLERK'S CERTIFICATION:

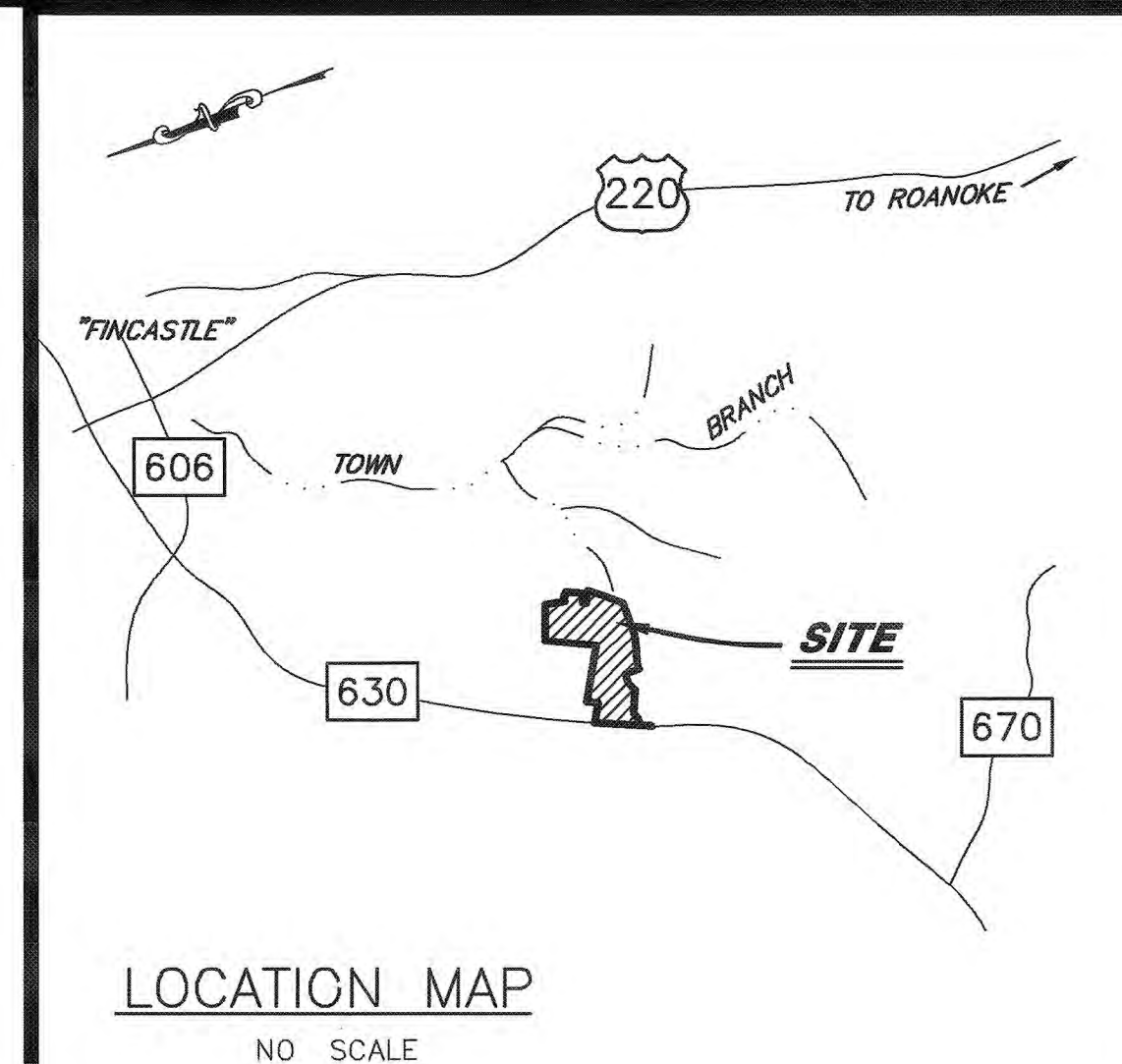
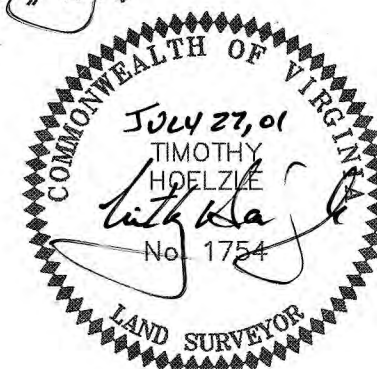
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 30th DAY OF July, 2001, AT 4:22 O'CLOCK P.-M.

TESTEE: TOMMY L. MOORE, CLERK

Shannon R. Keadler
DEPUTY CLERK

I, TIMOTHY HOELZLE, VIRGINIA LICENSED LAND SURVEYOR # 1754
CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS
PLAT IS A TRUE AND ACCURATE DEPICTION OF THE LAND SHOWN
HEREON.

Timothy Hoelzle
TIMOTHY HOELZLE, LS # 1754, DATE 7-27-01



LOT FRONTS

LOT NUMBER	ROAD FRONTAGE	LOT NUMBER	ROAD FRONTAGE
1	388.65'	12	64.79'
2	129.74'	13	100.75'
3	138.31'	14	145.00'
4	183.98'	15	125.87'
5	182.00'	54	171.33'
6	182.00'	55	451.14'
7	242.27'	57	200.39'
8	322.36'	58	385.96'
9	158.31'/206.72'	59	241.76'
10	131.89'	60	172.46'
11	82.69'	61	245.06'

ROAD LENGTHS

WALNUT MANOR DRIVE = 2,060.27'
CARRIAGE CIRCLE = 346.79'

PLAT SHOWING (28.922 ACRES)

BEING SUBDIVIDED TO CREATE

SECTION NO. 1

"WALNUT MANOR"

AND LEAVING 65.281 ACRES REMAINING

PROPERTY OF

D & S DEVELOPERS, LLC

SITUATED ALONG BLACKSBURG ROAD

AMSTERDAM MAGISTERIAL DISTRICT

BOTETOURT COUNTY, VIRGINIA

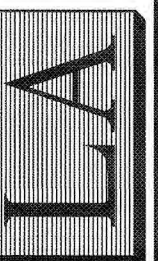
SCALE: 1" = 60' DATE: 1 JUNE 2001

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

PHONE: (540) 774-4411
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E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: June 1, 2001
COMM. NO.: 00-234
CADD FILE: F:\00\00234\SURVEY\00234bbs.dwg
SCALE: 1"=60'

SHEET 1 OF 5