

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT CHARLES R. SIMPSON, INC. IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-22A0 THROUGH 15.2-22J6 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-22A0 THROUGH 15.2-22J6 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A 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 THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR SUCCESSORS AND ASSIGNS, SPECIFICALLY HEREBY MAKE THE COUNTY OF ROANOKE, VIRGINIA AND THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA AND THEIR SUCCESSORS AND ASSIGNS, ITS DEVEISERS, SUCCESSORS, AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND 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 SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES HEREOF.

CHARLES R. SIMPSON, PRESIDENT
CHARLES R. SIMPSON, INC. DATE
D.B. 1632, PG. 985

STATE OF VIRGINIA OF TO WIT:
I, A NOTARY PUBLIC IN AND FOR THE FORESAID STATE DO HEREBY CERTIFY THAT CHARLES R. SIMPSON, PRESIDENT OF CHARLES R. SIMPSON, INC. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF 2003.

MY COMMISSION EXPIRES: NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT HERETO ATTACHED ADMITTED TO RECORD AT 00:00 P.M. ON THIS DAY OF 2004.

STEVEN A. MCGRAW
CLERK

DEPUTY CLERK

APPROVED:

ROANOKE COUNTY SUBDIVISION AGENT

DATE

REFERENCE MAPS:

1. PLAT OF SECTION 1, "THE HILLS OF SPRING GROVE" BY LUMSDEN ASSOCIATES, DATED 11 MARCH 1994 AND RECORDED IN P.B. 16, PG. 105.
2. EASEMENT PLAT FOR GREYSTOKE PARTNERSHIP BY T. P. PARKER & SON, DATED MAY 16, 1991 AND RECORDED IN P.B. 13, PG. 147.
3. BOUNDARY SURVEY FOR GREYSTOKE PARTNERSHIP BY T. P. PARKER & SON DATED MARCH 24, 1994 AND RECORDED IN P.B. 14, PG. 23.
4. EASEMENT PLAT FOR GREYSTOKE PARTNERSHIP BY T. P. PARKER & SON DATED JULY 23, 1999 AND RECORDED IN P.B. 22, PG. 82.
5. ESTATE BY DEEDER ADEN ASSOCIATES, DATED 2 OCTOBER 1986 AND REVISED 8 JANUARY 1987 & 2 MARCH 1987 RECORDED IN P.B. 17, PG. 150.
6. MAP OF SPRING GROVE BY BUFORD LUMSDEN & ASSOCIATES, DATED FEBRUARY 27, 1992 AND RECORDED IN P.B. 14, PG. 23.
7. SUBDIVISION FOR CHARLES R. SIMPSON, INC. BY T. P. PARKER & SON DATED JULY 23, 1999 AND RECORDED IN P.B. 22, PG. 82.
8. EASEMENT PLAT FOR GREYSTOKE PARTNERSHIP BY T. P. PARKER & SON DATED MARCH 24, 1994 AND RECORDED IN P.B. 14, PG. 23.
9. THE MEADOWS BY LHM P.C. RECORDED IN P.B. 23, PG. 83.

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE REPORT THEREON. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0047 D. EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.
- ROANOKE COUNTY NOTES:
 1. 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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

CURVE TABLE				
CURVE	LOT	LENGTH	RADIUS	CHORD
C1	LOT 1	43.50'	25.00'	29.64'
C2	LOT 1	108.16'	285.00'	54.74'
C3	LOT 2	59.93'	204.00'	30.18'
C4	LOT 3	80.52'	204.00'	40.79'
C5	LOT 4	80.52'	204.00'	40.79'
C6	LOT 5	56.85'	204.00'	28.62'
C7	ROAD	277.84'	204.00'	165.29'
C8	LOT 11	10.41'	204.00'	5.21'
C9	LOT 12	75.40'	204.00'	38.13'
C10	LOT 13	75.40'	204.00'	38.13'
C11	LOT 14	75.43'	204.00'	38.15'
C12	LOT 15	83.80'	204.00'	42.50'
C13	ROAD	320.44'	204.00'	288.50'
C14	LOT 25	231.27'	160.00'	141.17'
C15	LOT 26	20.05'	160.00'	10.04'
C16	ROAD	251.33'	160.00'	226.27'
C17	LOT 26	39.27'	25.00'	25.00'
C18	LOT 29	39.27'	25.00'	25.00'
C19	LOT 33	212.91'	160.00'	129.64'
C20	ROAD	39.27'	25.00'	35.36'
C21	ROAD	39.27'	25.00'	35.36'

COORDINATES

CORNER	NORTHING	EASTING
1	3435.74	4137.30
2	3341.68	3937.09
3	3076.49	3911.04
4	3962.09	3315.61
5	4469.07	3380.58
6	4726.78	3931.07
7	4609.04	3965.19
8	4640.84	4054.12
9	4674.06	4066.16
10	4691.04	4102.39
11	4679.00	4135.63
12	4639.15	4154.28
13	4582.91	4034.15
14	4456.12	4093.50
15	4307.72	3776.52
16	4180.93	3835.88
17	4170.33	3813.23
18	4134.10	3830.19
19	4085.35	3726.04
20	3580.52	3962.37
21	3606.00	4071.70
22	3562.78	4080.13
23	3539.93	4110.76
1	3435.74	4137.30

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM. BOUNDARY CONTAINS 14.581 ACRES

SECTION 2 EDGEFIELD

PROPERTY OF
CHARLES R. SIMPSON, INC.
CONTAINING 14.616 ACRES
SITUATE ON EDGEFIELD DRIVE & MATTHEW DRIVE
VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

TAX # 61.01-01-02
CALC. LJB
DRAWN: LRD, LJB
N.B. GREYSTOKE
DATE: SEPT. 26, 2003
REV. JANUARY 14, 2004

TP&S T. P. PARKER & SON
ENGINEERS
818 Boulevard
Salem, Virginia 24153

SECTION 2, EDGEFIELD IS BASED ON A CURRENT FIELD SURVEY. CHARLES R. SIMPSON, INC. IS THE OWNER OF RECORD. SEE D.B. 1632, PG. 985

