KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CHARLES R. SIMPSON, INC. IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN
HEREON CONTAINING A TOTAL OF 14.616 ACRES, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 23 TO
1 INCLUSIVE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY GREYSTOKE
PARTNERSHIP, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED AUGUST 16, 1999 AND RECORDED
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1632,
PAGE 985.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND INTO LOTS AS SHOHEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE. NWOHS

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 SWN BEHALF AND FOR AND ON ACCOUNT OF THEIR 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 OWNERS, ITS DEVISEES, 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 THEREOF.

CHARLE CHARLE D.B. 16. ES R. SIMPSON, ES R. SIMPSON, 532, PG. 985

AFORESAID STATE DO HEREBY CERTIFY THAT CHARLES R. SIMPSON, PRESICHARLES R. SIMPSON, INC., WHOSE NAME IS SIGNED TO THE FOREGOING VHAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME AFORESAID JURISDICTION ON THIS ____ DAY OF _____, 2003.

COMMISSION EXPIRES:

MAPS:

NST.

NO.

MT. VIEW RO

BUE SOOF

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.

4. PLAT SHOWING WATER LINE EASEMENT THROUGH THE PROPERTY OF H. M. BUSH ESTATE BY DRAPER ADEN ASSOCIATES, DATED 2 OCTOBER 1986 AND REVISED 8 JANUARY 1987 & 2 MARCH 1987.

5. SUBDIVISION FOR GREYSTOKE PARTNERSHIP BY T. P. PARKER & SON DATED FEBRUARY 27, 1992 AND RECORDED IN P.B. 14, PG. 23.

6. MAP OF SPRING GROVE BY BUFORD LUMSDEN & ASSOCIATES, DATED 23 JAN 1984 AND RECORDED IN P.B. 9, PG. 281.

7. SUBDIVISION FOR CHARLES R. SIMPSON, INC. BY T. P. PARKER & SON DATED DATED DECEMBER 2, 1999 AND RECORDED IN P.B. 22, PG. 82.

8. RESUBDIVISION FOR CHARLES R. SIMPSON, INC. BY T. P. PARKER & SON DATED DECEMBER 2, 1999 AND RECORDED IN P.B. 22, PG. 150.

9. THE MEADOWS BY LMW P.C. RECORDED IN P.B. 23, PG. 93.

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

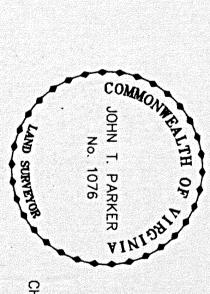
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0047 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

3. PIN SET BY TPP&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.

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	BLE		
CURVE	LOT	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DEL TA
C1	L011	43.50	25.00	29.64	38.22'	S 5316'10" E	99.42'00"
C2	1 107	108.16	285.00	54.74	107.51	S 14'17'30" E	21.44,41.
C3	LOT 2	59.93'	204.00	30.18	59.71	S 8577'47" W	19'49'54"
C4	LOT 3	80.52'	204.00	40.79	80.00'	N 74.58,48" W	22'36'56"
C5	LOT 4	80.52	204.00	40.79	80.00'	N 52.12.25 N	22'36'52"
65	LOT 5	56.85'	204.00'	28.62"	56.68	N 33.04.17" W	15.58,15
C7	ROAD	277.84	204.00	165.29	256.85	N 64.04,10" M	78.02'00"
C8	LOT 11	10.41	204.00	5.21	10.41	S 23'37'25" E	02.55'30"
69	LOT 12	75.40'	204.00'	38.13	74.97	N 11:34'22" W	21'10'34"
C10	LOT 13	75.40′	204.00'	38.13′	74.97	J "21,92.60 N	2170'34"
C11	LOT 14	75.43′	204.00"	38.15	75.00'	N 30.47'02" E	21"11"06"
C12	LOT 15	83.80′	204.00"	42.50	83.22'	N 53'08'43" E	23'32'15"
C13	ROAD	320.44	204.00	204.00	288.50	S 19'54'50" E	90'00'00"
C14	LOT 25	231.27	160.00'	141.11	211.66'	N 23.30,12" W	82'49'09"
C15	LOT 26	20.05	160.00	10.04	20.04	S 21'29'45" E	07'10'51"
C16	ROAD	251.33′	160.00'	160.00'	226.27	S 19.54'50" W	90'00'00"
C17	LOT 26	39.27′	25.00'	25.00	35.36	S 70°05'10" E	90'00'00"
C18	LOT 29	39.27'	25.00	25.00	35.36'	S 19.54.50" W	.,00,00,06
C19	LOT 33	217.91	160.00'	129.64	201.45	S 64'06'10" E	78.02'00"
C20	ROAD	39.27'	25.00	25.00	35.36	N 19'54'50" E	.00,00,00
C21	ROAD	39.27	25.00	25.00	35.36	s 70'05'10" F	90'00'00"

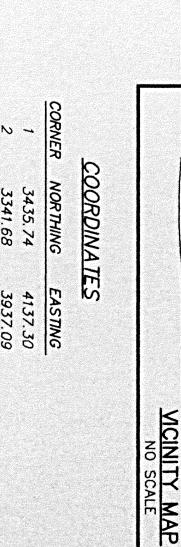


IN THE CLERK'S OFFICE OF THE VIRGINIA THIS MAP WAS PRESENTED MENT THERETO ATTACHED ADMITTED _____ DAY OF

CIRCUIT COURT OF ROANOKE COUNTY, WITH THE CERTIFICATE OF ACKNOWLEDGE TO RECORD AT ______ O'CLOCK

TESTE:

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



NOTINIA OL

FOUNTAIN

2	COORDINAILS	E3	
CORNER	NORTHING	EASTING	
1	3435.74	4137.30	
>	3341.68	3937.09	
3	3076.49	3911.04	
4	3982.09	3315.81	
ક	4469.07	3380.58	
6	4726.78	3931.07	
7	4609.04	3986.19	
8	4640.84	4054.12	
9	4674.08	4066.16	
70	4691.04	4102.39	
1	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	
8	3562.78	4080.13	
23	3539.93	4110.76	
•	3435.74	4137.30	

SECTION 2 EDGEFIELD

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

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: JJB DRAWN: LRD, JJB N.B. GREYSTOKE SCALE: 1" = 80' DATE: SEPT. 26, 2003 W.O. 00-1188 REV: JANUARY 14, 2004

TPP&S

ENGINEERS

SURVEYORS

PLANNERS T. P. PARKER & SON
818 Boulevard
9 Post Office Box 39
9 Salem. Virginia 24153

SHEET P.B.__ PG. 9 S