

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT EMERALD COURT, L.L.C. OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 7 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM CLINE A. CONNER, et ux AND SHELDON T. HENDERSON, et ux, DATED JANUARY 19, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT # 20047589.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240-2276 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON WITHIN SAID BOUNDARY TO ROANOKE COUNTY, VIRGINIA FOR PUBLIC USE.

IN WITNESS THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 25th DAY OF February, 2004.

EMERALD COURT, L.L.C.

Sheldon Henderson
MANAGING MEMBER

STATE OF VIRGINIA

County of Roanoke
I, Edward A. Nat, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Sheldon Henderson, MANAGING MEMBER OF EMERALD COURT, L.L.C. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED February 23, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON February 23, 2004.

MY COMMISSION EXPIRES August 31, 2007

Edward A. Nat
NOTARY PUBLIC

TAX #27.08-02-28
JOSEPH A. & MARY W. KEATON
D.B. 1354, PG. 1172

TAX #27.08-02-29
EDWARD A. & LILLIE CALLOWAY
D.B. 1214, PG. 1973

TAX #27.08-02-21
PRESTON & JUNE CLARK
D.B. 1664, PG. 513

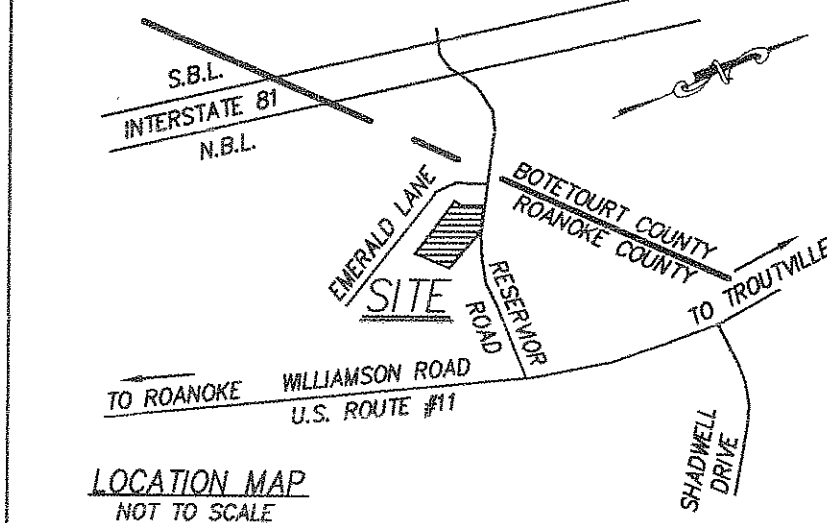
NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH EFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY MAP NUMBER 51161C026 D. PANEL NUMBER 510190 0026 D, DATED OCTOBER 15, 1993, ZONE X.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORM WATER MANAGEMENT FACILITY AS SHOWN ON THE PLANS FOR EMERALD COURT HOMES DATED AUGUST 26, 2003 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.
- 15' A.P.CO. EASEMENT AS SHOWN ON PLAT BOOK 13, PAGE 158 THROUGH MAP SECTION 3780-158D, EASEMENT No.55 FOR REMOVAL AND ABANDONMENT AND SUBSEQUENT EXTENSION BY SEPARATE EASEMENT AGREEMENT.
- APPROVAL HEREON BY 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 THE SUBDIVISION.
- THE STREET SHOWN AS EMERALD COURT DRIVE IS PRIVATE AND IT'S MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THIS STREET SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- OPEN AREA (3,110 SQUARE FEET) AS SHOWN IS A NON-BUILDABLE LOT AND SHALL BE CONVEYED TO HOMEOWNERS ASSOCIATION.
- EMERALD COURT DRIVE TO BE USED FOR INGRESS/EGRESS TO STORM WATER MANAGEMENT AREA.

| LEGEND | |
|--|--|
| D.E. DRAINAGE EASEMENT | |
| S.M.E. STORMWATER MANAGEMENT EASEMENT | |
| W.L.E. WATER LINE EASEMENT | |
| P.U.E. PUBLIC UTILITY EASEMENT | |
| S.S.E. SANITARY SEWER EASEMENT | |
| M.B.L. MINIMUM BUILDING LINE | |
| R/W RIGHT-OF-WAY | |
| EX. EXISTING | |
| P.B. PLAT BOOK | |
| D.B. DEED BOOK | |
| PG. PAGE | |
| AC. ACRE | |
| IP IRON PIN | |
| STORMWATER MANAGEMENT EASEMENT TO BE VACATED | |
| ACCESS EASEMENT TO BE VACATED | |

| BOUNDARY COORDINATED ORIGIN OF COORDINATES ASSUMED | | |
|---|------------|------------|
| CORNER | NORTHING | EASTING |
| 1 | 5032.45945 | 4370.85088 |
| 2 | 4930.44278 | 4408.50367 |
| 3 | 4713.26300 | 4401.58367 |
| 4 | 4633.88298 | 4209.94333 |
| 5 | 4737.41331 | 4130.67781 |
| 6 | 5005.45370 | 4247.29463 |
| 7 | 4995.39220 | 4270.42069 |
| 1 | 5032.45945 | 4370.85088 |
| AREA=74,424 S.F. = 1.709 ACRE | | |

| STORMWATER MANAGEMENT EASEMENT | | |
|-----------------------------------|---------------|----------|
| CORNER | BEARING | DISTANCE |
| SM1-2 | S 20°15'30" E | 34.97' |
| 2-SM2 | S 01°49'30" W | 140.63' |
| SM2-SM3 | N 88°10'30" W | 42.40' |
| SM3-SM4 | N 23°30'00" W | 65.44' |
| SM4-SM5 | N 23°30'45" E | 116.26' |
| SM5-SM1 | N 69°44'30" E | 14.30' |
| AREA = 8,397 S.F. | | |



APPROVED:

Venise Soudur
AGENT, ROANOKE COUNTY PLANNING COMMISSION

8/23/04
DATE

EMERALD LANE - VA. SEC. ROUTE #1905

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON 8-25, 2004, AT 3:53 O'CLOCK P.M.

TESTEE: STEVEN A McGRAW, CLERK

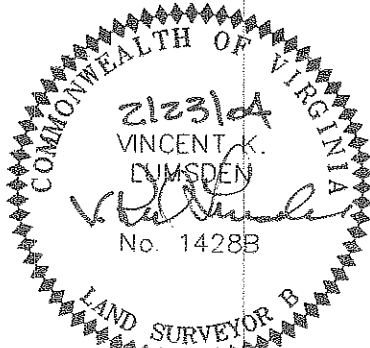
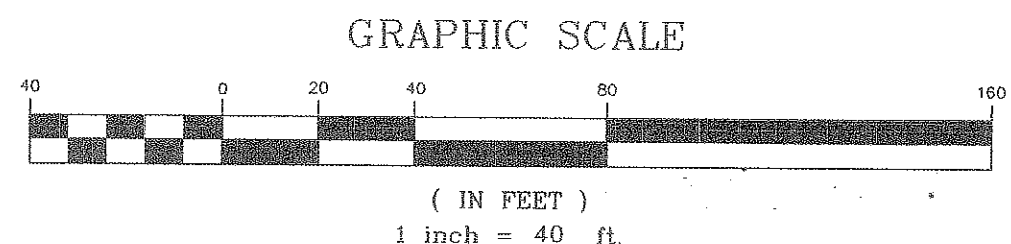
Rebecca Fay Mahone
DEPUTY CLERK

| NEW PUBLIC SANITARY SEWER & WATER LINE EASEMENT | | |
|--|---------------|----------|
| CORNER | BEARING | DISTANCE |
| P1-5 | S 23°30'45" W | 108.31' |
| 5-P2 | S 37°26'19" E | 17.12' |
| P2-P3 | S 67°30'00" E | 44.14' |
| P3-P4 | N 67°30'00" E | 85.87' |
| P4-P5 | N 23°30'45" E | 43.35' |
| P5-P6 | S 66°29'15" E | 36.16' |
| P6-P7 | N 67°30'00" E | 44.06' |
| P7-P8 | N 22°30'00" W | 11.95' |
| P8-P9 | N 66°29'15" W | 58.17' |
| P9-P10 | N 23°30'45" E | 148.55' |
| P10-P11 | N 68°30'45" E | 11.38' |
| P11-P12 | S 21°19'30" E | 15.00' |
| P12-P13 | N 68°30'45" E | 20.00' |
| P13-P14 | N 21°19'30" W | 15.00' |
| P14-P15 | N 68°30'45" E | 12.41' |
| P15-P16 | N 20°15'30" W | 29.19' |
| P16-P17 | N 89°07'38" W | 36.75' |
| P17-P18 | S 54°43'01" W | 15.17' |
| P18-P19 | S 23°30'45" W | 260.14' |
| P19-P20 | S 76°30'00" W | 53.67' |
| P20-P21 | N 76°30'00" W | 30.34' |
| P21-P22 | N 21°29'15" W | 6.13' |
| P22-P23 | N 23°30'45" E | 107.20' |
| P23-P24 | N 66°29'15" W | 15.79' |
| AREA = 16,021 S.F. | | |

OUT OF MAP # 27.08-2-27
NEW MAP #5 27.08-5-1-15

PLAT SHOWING SUBDIVISION OF
LOT 8, EMERALD COURT (1.709 ACRE) P.B. 13, PG. 158
CREATING HEREON

EMERALD COURT HOMES
PROPERTY OF
EMERALD COURT, L.L.C.
SITUATED ALONG RESERVOIR ROAD
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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

DATE: FEBRUARY 23, 2004
COMM. NO.: 2003-269
CADD FILE: F:\2003\03269\SUR\03269BAS.DWG
SHEET 1 OF 1

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

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM