

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PARK PLACE DEVELOPERS, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED AND COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THOUGH 28 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 10, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1560, AT PAGE 84, AND A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 15, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1657, AT PAGE 1628, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO H. WATTS STEGER III AND DAVID B. SPIGLE, TRUSTEES, SECURING BANK OF BOTETOURT, BENEFICIARY, DATED AUGUST 11, 2004 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200415039, #200415040 AND #200415041.

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

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND DEDICATES FOR PUBLIC USE ALL OF THE EASEMENTS EXCEPT FOR THE SANITARY SEWER AND WATERLINE EASEMENTS AND PRIVATE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON, UNLESS OTHERWISE DENOTED.

THE SAID OWNER HERBY DEDICATES TO THE WESTERN VIRGINIA WATER AUTHORITY AND ITS ASSIGNS THE SANITARY SEWER AND WATERLINE EASEMENTS SHOWN HEREON.

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 ROANOKE COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE 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 9TH DAY OF SEPTEMBER, 2005.

PARK PLACE DEVELOPERS, INC.

BY: Richard G. Lang
RICHARD G. LANG, SECRETARY/TREASURER

BY: David B. Spigle
DAVID B. SPIGLE, SOLE ACTING TRUSTEE

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT RICHARD G. LANG, SECRETARY/TREASURER OF PARK PLACE DEVELOPERS, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPTEMBER 9TH, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON SEPTEMBER 9TH, 2005.

MY COMMISSION EXPIRES MAY 31, 2006

Larry T. Ogle, Jr.
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DAVID B. SPIGLE, SOLE ACTING TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED September 9, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON September 15, 2005.

MY COMMISSION EXPIRES January 31, 2009

Vetta W. Bayse
NOTARY PUBLIC

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 THAT ARE NOT SHOWN HEREON.
- 3) IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 4) APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSE 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.
- 5) THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510190 0061 D, MAP #51161C0061 D, DATED OCTOBER 15, 1993. "ZONE X"
- 6) THE PURPOSE OF THIS PLAT IS TO COMBINE TAX NUMBER 76.03-12-22, (LOT 22A, P.B. 29, PG. 11) AND TAX NUMBER 76.03-12-23, (LOT 23A-1, P.B. 25, PG. 101) AND RESUBDIVIDE CREATING NEW LOTS 1 THROUGH 16.
7. THE DEVELOPER OF THIS SUBDIVISION SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION WHICH WILL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT AREA AS SHOWN HEREON.
8. ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE A SIDEYARD SETBACK OF 10' ON ALL SIDE LOT LINES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	125.00'	28.21'	14.16'	28.15'	S 60°04'01" E	12°55'42"
C2	145.89'	18.96'	9.49'	18.95'	S 62°48'29" E	7°26'45"
C3	35.00'	42.21'	24.10'	39.70'	S 24°32'01" E	69°06'12"
C4	55.00'	132.81'	144.60'	102.81'	S 59°09'26" E	138°21'01"
C5	55.00'	19.21'	9.70'	19.11'	S 00°00'40" W	20°00'49"
C6	55.00'	113.99'	92.15'	94.45'	S 69°09'50" E	118°20'11"
C7	30.00'	47.12'	30.00'	42.43'	S 68°28'08" W	90°00'00"
C8	30.00'	40.35'	23.89'	37.38'	N 15°04'01" W	77°04'18"
C9	170.00'	370.78'	326.34'	301.54'	S 85°57'08" W	124°58'00"
C10	170.00'	10.79'	5.40'	10.79'	S 25°17'13" W	3°38'11"
C11	170.00'	68.46'	34.70'	68.00'	S 38°38'32" W	23°04'26"
C12	170.00'	75.41'	38.34'	74.80'	S 62°53'15" W	25°25'01"
C13	170.00'	99.83'	51.40'	98.40'	N 87°34'54" W	33°38'41"
C14	170.00'	62.95'	31.84'	62.60'	N 60°09'01" W	21°13'05"
C15	170.00'	53.34'	26.89'	53.12'	N 40°33'10" W	17°58'37"
C16	130.00'	283.54'	249.55'	230.59'	N 85°57'08" E	124°58'00"
C17	130.00'	90.60'	47.23'	88.78'	N 43°26'05" E	39°55'54"
C18	130.00'	182.69'	110.09'	168.03'	S 76°20'22" E	80°31'12"
C19	130.00'	10.24'	5.12'	10.24'	S 33°49'19" E	4°30'54"
C20	405.00'	186.33'	94.85'	184.69'	N 18°23'03" W	26°21'38"
C21	405.00'	22.15'	11.08'	22.14'	N 29°59'52" W	3°08'00"
C22	405.00'	110.43'	55.56'	110.09'	N 20°37'11" W	15°37'23"
C23	405.00'	53.75'	26.92'	53.71'	N 09°00'22" W	7°36'16"
C24	365.00'	167.93'	85.48'	166.45'	S 18°23'03" E	26°21'38"
C25	365.00'	126.06'	63.67'	125.44'	S 21°40'12" E	19°47'19"
C26	365.00'	41.87'	20.96'	41.84'	S 08°29'23" E	6°34'19"
C27	280.00'	62.07'	31.17'	61.95'	N 11°33'17" W	12°42'08"
C28	320.00'	83.46'	41.97'	83.23'	S 12°40'33" E	14°56'39"
C29	320.00'	50.01'	25.05'	49.96'	S 09°40'50" E	8°57'13"
C30	320.00'	33.46'	16.74'	33.44'	S 17°09'10" E	5°59'26"
C31	30.00'	32.20'	17.85'	30.68'	N 48°39'33" W	61°30'23"
C32	30.00'	25.19'	13.39'	24.46'	S 03°54'33" W	48°06'51"
C33	55.00'	275.86'	40.42'	65.14'	N 64°16'37" E	287°22'44"
C34	55.00'	56.27'	30.88'	53.85'	N 50°06'05" W	58°37'20"
C35	55.00'	52.58'	28.49'	50.60'	N 06°35'45" E	54°46'19"
C36	55.00'	46.68'	24.85'	45.29'	N 58°17'51" E	48°37'53"
C37	55.00'	46.68'	24.85'	45.29'	S 73°04'16" E	48°37'53"
C38	55.00'	56.05'	30.73'	53.66'	S 19°33'37" E	58°23'23"
C39	55.00'	17.60'	8.87'	17.52'	S 18°48'02" W	18°19'55"

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	13743.93190	36915.42762
2	13726.76607	36937.17239
3	13370.32825	36861.11392
4	13399.50940	36562.51887
5	13469.04626	36185.81309
6	13370.10117	36170.78476
7	13385.25554	36071.00980
8	13396.52628	36072.72166
9	13457.12014	36033.88785
10	13443.52804	36012.67958
11	13618.79837	35918.97210
12	13659.77874	35978.42708
13	13887.68206	36230.38123
14	13958.59192	36088.22041
15	14127.96027	36077.36469
16	14362.03746	36338.96356
17	14136.51606	36508.47194
18	14055.05209	36500.90590
19	14058.97386	36484.74982
20	13994.07833	36478.72258
21	13763.43400	36594.21784
22	13627.90199	36655.25624
23	13865.97652	36671.78694
24	13902.07173	36662.07004
25	13888.02750	36686.46114
26	13841.41674	36793.81792
27	13832.75929	36810.66942
28	13796.64312	36827.15410
1	13743.93190	36915.42762
AREA = 12.290 AC.(535,355 S.F.)		

NEW 25' ACCESS EASEMENT CENTERLINE DATA		
LINE	DIRECTION	DISTANCE
A1-A2	S 39°25'15" E	12.69'
A2-A3	S 80°33'25" E	62.67'
A3-A4	S 44°00'00" E	303.91'
A4-A5	S 67°00'00" E	12.23'

NEW 20' WATER LINE EASEMENT		
LINE	DIRECTION	DISTANCE
W1-W2	S 17°55'39" E	8.20'
W2-W3	S 27°04'21" W	82.77'
W3-W4	S 50°17'27" W	6.84'

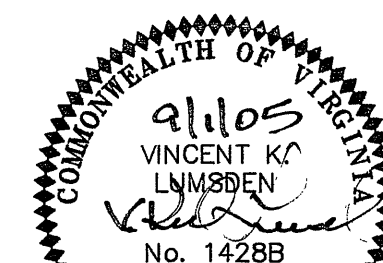
NEW 15' DRAINAGE EASEMENT "A"		
LINE	DIRECTION	DISTANCE
D1-D2	S 24°04'39" W	23.39'

NEW VARIABLE WIDTH SANITARY SEWER EASEMENT "A"		
LINE	DIRECTION	DISTANCE
S1-S2	S 19°11'36" E	86.50'
S2-S3	S 46°24'29" E	138.19'
S3-S4	N 78°16'29" E	85.47'

NEW 15' DRAINAGE EASEMENT "B"		
LINE	DIRECTION	DISTANCE
D3-D4	S 23°53'05" E	16.90'
D4-D5	S 27°04'21" W	31.17'

APPROVED:

Denise Sowder
AGENT, ROANOKE COUNTY PLANNING COMMISSION



9/16/05
DATE

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 9/19, 2005, AT 11:17 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

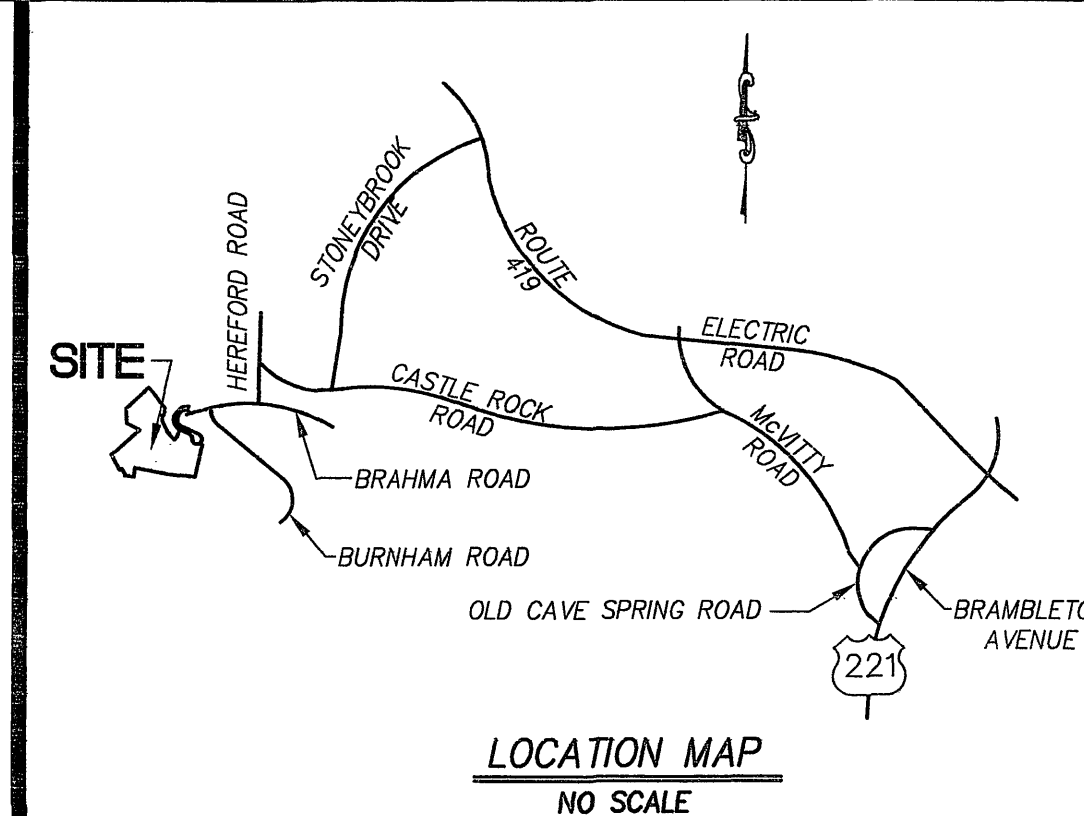
Robert Chan
DEPUTY CLERK

PLAT SHOWING
ZERO LOT LINE SUBDIVISION
(SEE NOTE #8)

"THE HILLS AT CASTLE ROCK"

PROPERTY OF
PARK PLACE DEVELOPERS, INC.

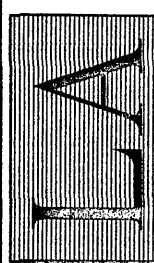
SITUATED ALONG BRAHMA ROAD
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: SEPTEMBER 1, 2005
COMM. NO.: 02-312
CADD FILE: F:\2002\02312\SURV\02312REV-RP-JRAD\DWG
SCALE: 1" = 60'
SHEET 1 OF 3