

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JEFFREY S. TODD AND STEPHEN A. STILWELL ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED FEBRUARY 25, 2002, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT #200203656 WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO JAMES O. BECKNER, II AND CHARLES O. MCGUIRE, TRUSTEES, SECURING NATIONAL BANK OF COMMERCE, BENEFICIARY, BY DEED DATED FEBRUARY 25, 2002 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200203657.

THE SAID OWNERS CERTIFY 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 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS WITHIN THE BOUNDARY FOR PUBLIC USE. THE SAID OWNERS SHALL ALSO CONVEY A 3,324 S.F. PORTION OF ORIGINAL TRACT A (P.B. 25, PG. 50) TO THE ROANOKE COUNTY SCHOOL BOARD FOR THE WIDENING OF TITAN TRAIL (PRIVATE R/W).

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS, DEVISEES AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON OR ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH 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 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 IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS
 MAY DAY OF 2004

BY: Jeffrey S. Todd JEFFREY S. TODD, OWNER
 BY: Stephen A. Stilwell STEPHEN A. STILWELL, OWNER
 BY: [Signature] TRUSTEE
 BY: [Signature] SUPERINTENDENT
 ROANOKE COUNTY SCHOOL BOARD

STATE OF VIRGINIA

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JEFFREY S. TODD AND STEPHEN A. STILWELL, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED DECEMBER 5, 2003, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 14, 2004.

MY COMMISSION EXPIRES August 31, 2007
[Signature]
 NOTARY PUBLIC

STATE OF VIRGINIA

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Charles O. McGuire, TRUSTEE WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 5, 2003, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 14, 2004.

MY COMMISSION EXPIRES August 31, 2007
[Signature]
 NOTARY PUBLIC

STATE OF VIRGINIA

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT [Signature] OF THE ROANOKE COUNTY SCHOOL BOARD WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 5, 2003, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 14, 2004.

MY COMMISSION EXPIRES August 31, 2007
[Signature]
 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 SET AT CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE COUNTY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE COUNTY OF ROANOKE 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 NUMBER 510190 0061 D, MAP NUMBER 51161C0061 D, DATED OCTOBER 15, 1993. "ZONE X"
6. THE 1,326 S.F. PORTION OF THE EXISTING RIGHT-OF-WAY OF BRENTWOOD COURT BOUNDED BY OUTSIDE CORNERS 6A TO 6B TO 6C TO 6A, INCLUSIVE, SHALL BE VACATED BY THE COUNTY OF ROANOKE THEN COMBINED WITH, AND MADE A PART OF LOT 1, BLOCK 3, SECTION 3, KINGSTON COURT BY A SEPARATE INSTRUMENT UPON THE ACCEPTANCE OF THE BRENTWOOD COURT EXTENSION INTO THE STATE HIGHWAY SYSTEM.
7. THE PORTION OF THE EXISTING RIGHT-OF-WAY OF BRENTWOOD COURT BOUNDED BY OUTSIDE CORNERS 6D TO 6E TO 6F TO 6D, INCLUSIVE, TO REMAIN A PORTION OF THE RIGHT-OF-WAY OF BRENTWOOD COURT.
8. THE 3,392 S.F. PORTION OF THE TURN-A-ROUND SEGMENT OF EXISTING RIGHT-OF-WAY OF BRENTWOOD COURT BOUNDED BY OUTSIDE CORNERS 6E TO 6F TO 6G TO 6H TO 6E, INCLUSIVE, SHALL BE ADDED TO AND COMBINED WITH ORIGINAL LOT 16, BLOCK 2, SECTION 3, KINGSTON COURT (P.B. 11, PG. 39) UPON THE ACCEPTANCE OF THE BRENTWOOD COURT EXTENSION INTO THE STATE HIGHWAY SYSTEM.
9. LOTS 2, 3, AND 4 SHALL FRONT ON AND BE ACCESSED FROM BRENTWOOD COURT ONLY AND MAY NOT BE ACCESSED FROM TITAN TRAIL.
10. "THE MANOR AT KINGSTON COURT" IS A RESUBDIVISION OF TRACT A (P.B. 25, PG. 50) BEING ROANOKE COUNTY TAX PARCEL #86.08-04-32.02.
11. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON PLANS ENTITLED "THE MANOR AT KINGSTON COURT" DATED 14 NOVEMBER 2002 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.

LINE	BEARING	DISTANCE
1-D1	N 78°48'50" W	149.91'(TIE)
D1-D2	S 16°42'50" W	25.97'
D2-D3	S 62°33'35" W	52.27'
D3-D4	S 31°17'39" W	319.35'
D4-D5	S 04°18'05" E	91.31'
D5-D6	N 57°17'18" W	50.09'
D6-D7	N 04°18'05" W	56.82'
D7-D8	N 31°17'39" E	354.55'
D8-D9	N 62°33'35" E	47.98'
D9-D10	N 16°42'50" E	10.38'
D10-D1	S 78°48'50" E	30.14'

AREA = 15,120 S.F.

LINE	BEARING	DISTANCE
SW1-SW2	N 80°40'02" W	59.86'
SW2-SW3	S 11°11'10" W	97.59'
SW3-SW4	S 28°01'28" W	64.47'
SW4-SW5	N 13°41'57" W	50.76'(CHD.)
SW5-SW6	N 14°58'45" W	30.87'(CHD.)
SW6-6F	N 11°11'10" E	117.31'
6F-D10	S 78°48'50" E	138.79'
D10-D9	S 16°42'50" W	10.38'
D9-SW1	S 62°33'35" W	31.16'

AREA = 10,557 S.F.

LINE	BEARING	DISTANCE
S1-S2	S 11°11'10" W	8.32'
S2-S3	S 62°53'29" E	40.04'
S3-S4	S 27°06'31" W	13.29'
S4-S5	S 24°08'01" W	6.72'
S5-S6	N 62°53'29" W	61.39'
S6-S7	N 11°11'10" E	13.06'
S7-S1	N 82°24'20" E	27.12'(CHD.)

AREA = 1,256 S.F.

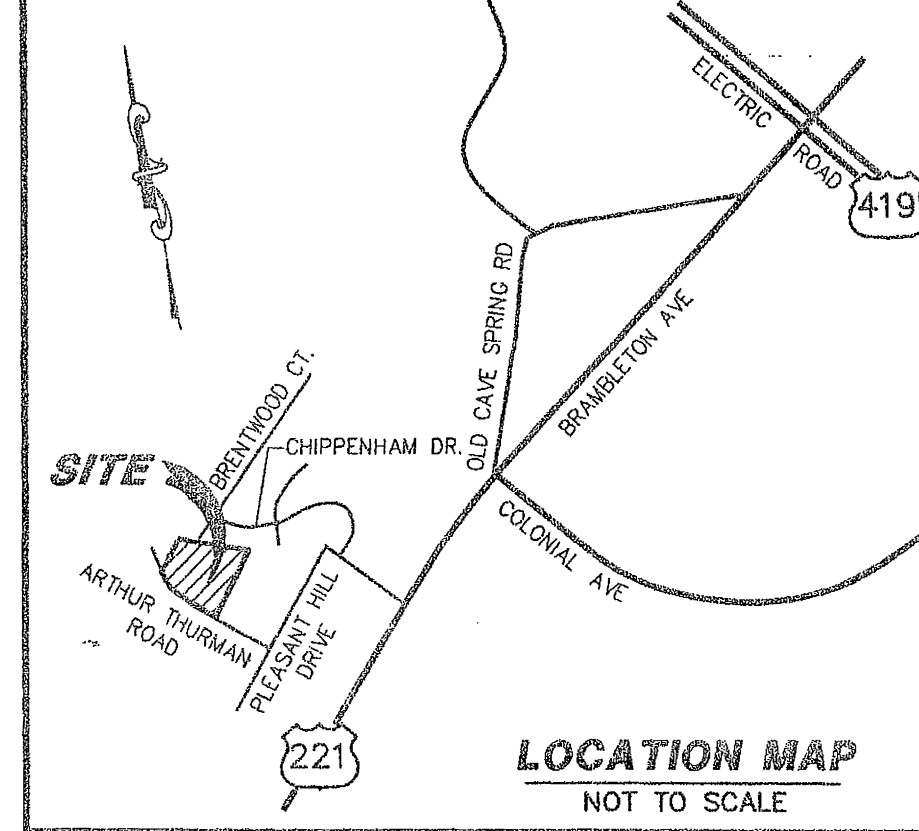
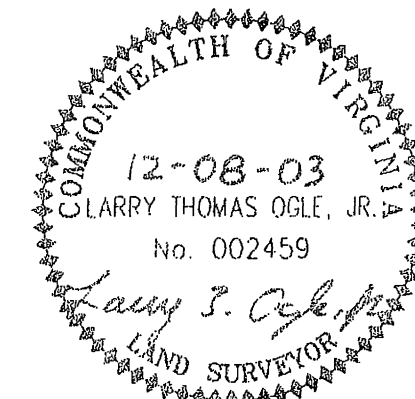
LINE	BEARING	DISTANCE
SW6-S8	N 11°11'10" E	20.81'
S8-S9	S 78°48'50" E	10.00'
S9-S10	S 11°11'10" W	45.31'
S10-SW6	N 11°01'18" W	26.46'(CHD.)

AREA = 377 S.F.

LEGEND	
AC.	ACRE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
P.S.E.	PERMANENT SLOPE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT
TYP	TYPICAL
EX	EXISTING
I.P.	IRON PIN
P.B.	MAP BOOK
D.B.	DEED BOOK
P.G.	PAGE
R/W	RIGHT-OF-WAY
U.P.	UTILITY POLE
E	OVERHEAD ELECTRIC
X-X	WIRE FENCE
[Symbol]	N/W VARIABLE-WIDTH STORMWATER MANAGEMENT EASEMENT
[Symbol]	AREA TO BE CONVEYED TO THE ROANOKE COUNTY SCHOOL BOARD

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	5512.2522	5150.78173
2	5399.50540	5056.93775
3	5068.16150	4884.67281
4	5225.01496	4640.46096
5	5388.59430	4522.56457
6	5608.97303	4661.67802
1	5512.2522	5150.78173

AREA = 4.388 AC.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	275.00'	206.46'	108.36'	201.64'	N 35°46'53" W	43°00'50"
C2	265.00'	208.60'	110.04'	203.25'	S 34°44'17" E	45°06'03"
C3	265.00'	168.46'	87.19'	165.64'	S 30°23'55" E	36°25'21"
C4	265.00'	40.14'	20.11'	40.10'	S 52°56'57" E	8°40'42"
C5	35.00'	31.97'	17.20'	30.87'	N 37°21'04" E	52°19'48"
C6	55.00'	273.25'	42.46'	67.22'	S 78°48'50" E	284°39'37"
C7	55.00'	58.40'	32.30'	55.70'	S 33°05'32" W	60°50'53"
C8	55.00'	39.89'	20.87'	39.02'	S 18°06'25" E	41°33'01"
C9	55.00'	46.77'	24.90'	45.37'	S 63°14'33" E	48°43'15"
C10	55.00'	75.50'	45.06'	69.71'	N 53°04'18" E	78°39'04"
C11	55.00'	52.69'	28.56'	50.70'	N 13°41'57" W	54°53'24"
C12	35.00'	31.97'	17.20'	30.87'	S 14°58'45" E	52°19'48"
C13	271.35'	99.08'	50.10'	98.53'	S 21°38'45" W	20°55'12"
C14	50.00'	121.80'	135.78'	93.84'	N 31°21'38" E	139°34'01"
C15	25.00'	30.77'	17.67'	28.86'	S 03°09'47" E	70°31'12"

APPROVED: [Signature] 5-18-2004
 ROANOKE COUNTY SUBDIVISION AGENT DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 1:14 O'CLOCK ON THIS May 14 DAY OF 2004.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

COMBINATION AND SUBDIVISION PLAT SHOWING
"THE MANOR AT KINGSTON COURT"
 AND 3,324 S.F. TO BE CONVEYED TO THE ROANOKE COUNTY SCHOOL BOARD FOR THE WIDENING OF TITAN TRAIL (PRIVATE R/W)

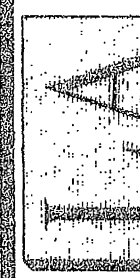
PROPERTY OF
JEFFREY S. TODD & STEPHEN A. STILWELL
 (INSTRUMENT #200203656)
 BEING A SUBDIVISION OF TRACT A (4.388 AC.)
 (P.B. 25, PG. 50)

SITUATED ALONG BRENTWOOD COURT AND TITAN TRAIL
 WINDSOR HILLS MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411
 FAX: (540) 772-9445
 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: DECEMBER 5, 2003
 SCALE: 1" = 40'
 COMM. NO.: 02-015
 CADD FILE: F:\2002\02015\SUR\02015RPT01.DWG
 SHEET 1 OF 2