

VICINITY MAP
NO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHRD DIR
C1	42.77	35.00	24.52	66°02'05"	40.16	N82°11'57"W
C2	13.07	35.00	6.61	17°25'09"	13.00	N36°29'19"W
C3	16.45	35.00	8.38	22°56'25"	16.30	N12°19'31"W
C4	58.73	55.00	32.51	57°11'48"	55.98	S29°27'13"E
C5	48.28	55.00	25.82	46°18'53"	46.75	S85°11'34"E
C6	51.83	55.00	28.02	50°00'37"	49.93	N42°39'40"E
C7	60.73	55.00	33.88	59°16'43"	57.69	N15°58'01"W
C8	45.74	55.00	24.28	43°39'39"	44.43	N71°25'13"W
C9	29.35	35.00	15.60	44°04'08"	28.50	S71°12'59"E
C10	59.14	35.00	39.44	92°50'12"	52.35	S01°13'12"W
C11	71.08	800.00	35.56	1°06'24"	71.05	N47°05'06"E
C12	24.15	800.00	12.08	357°44'47"	24.15	N43°40'30"E
C13	54.98	35.00	35.00	86°00'59"	49.50	S87°48'36"W
C14	29.44	35.00	15.65	44°12'22"	28.58	N23°05'43"W
C15	23.81	55.00	12.09	20°48'55"	23.62	S11°24'00"E
C16	93.94	55.00	63.12	93°52'46"	82.93	S72°43'51"E
C17	80.93	55.00	49.79	80°19'10"	73.82	N16°11'10"E
C18	66.63	55.00	38.09	65°25'51"	62.63	N60°40'21"W
C19	29.44	35.00	15.65	44°12'22"	28.58	S71°17'06"E
C20	29.44	35.00	15.65	44°12'22"	28.58	S23°05'43"E
C21	20.72	55.00	10.48	17°36'05"	20.60	N09°47'35"W
C22	73.27	55.00	43.22	72°20'23"	67.97	N58°44'50"W
C23	68.56	55.00	39.54	67°26'13"	64.21	S47°22'51"W
C24	56.18	55.00	30.82	54°32'31"	53.77	S17°35'32"E
C25	46.58	55.00	24.79	44°32'28"	45.20	S71°07'03"E
C26	29.44	35.00	15.65	44°12'22"	28.58	N71°17'06"W
C27	54.98	35.00	35.00	86°00'59"	49.50	N02°11'24"W
C28	32.98	800.00	16.49	358°22'41"	32.97	N43°59'27"E
C29	80.31	800.00	40.19	1°46'05"	80.27	N48°02'51"E
C30	50.02	35.00	30.36	77°54'11"	45.87	S88°08'00"E
C31	23.43	35.00	12.17	34°21'51"	22.99	S28°00'58"E
C32	6.01	35.00	3.01	5°51'30"	6.00	S03°55'17"E
C33	93.99	55.00	63.17	93°55'29"	82.96	N47°57'17"W
C34	68.56	55.00	39.54	67°26'13"	64.21	S47°22'51"W
C35	56.18	55.00	30.82	54°32'31"	53.77	S17°35'32"E
C36	46.58	55.00	24.79	44°32'28"	45.20	S71°07'03"E
C37	29.44	35.00	15.65	44°12'22"	28.58	N71°17'06"W
C38	67.18	35.00	49.97	105°59'53"	57.33	N07°48'03"E

LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- SET REBAR
- EXISTING IRON FOUND

Denise Smith 11/4/02
ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE Co. of Roanoke
VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 5th DAY OF Nov.
2002, AND WITH WITH THE CERTIFICATES OF DEDICATION
AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT

14:25 O'CLOCK M.

TESTE: *Lebecca Taylor Mahone, DC*
CLERK

"The Homeowners' Association or property owner of this development shall assume the maintenance responsibility of the stormwater management facilities located therein, and contained with an easement properly dedicated."

"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 properties shown hereon, are not reviewed or approved with regard to this subdivision or re-subdivision."

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT THE UNDERSIGNED CERTIFIES THAT HE IS OR REPRESENTS THE FEE SIMPLE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT TO BE SUBDIVIDED. HE FURTHER CERTIFIES THAT L.M.W.P.C. SURVEYED AND MADE THIS PLAT OF SURVEY AT HIS DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO BILDEL CORPORATION BY DEED DATED July 31, 2001 IN DEED BOOK 1726 PAGE 1061 OF ROANOKE COUNTY, VIRGINIA.

THE UNDERSIGNED CERTIFIES THAT HE HAS SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH: (i) THE VIRGINIA CODE OF 1950, SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE.

IN WITNESS WHEREOF, IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 3rd DAY OF November, 2002.

John Griffin
JOHN GRIFFIN

11-3-02

DATE

STATE OF VIRGINIA

City OF Roanoke

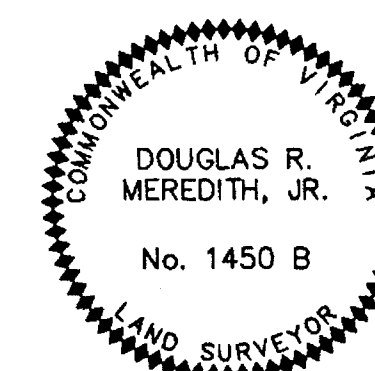
I, Judith A. Marmaduke A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT John Griffin OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED Nov. 3, 2002, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Nov. 3, 2002.

MY COMMISSION EXPIRES August 31, 2006.
Judith A. Marmaduke
NOTARY PUBLIC

The said owner by virtue of the recordation of this plat, dedicates in fee simple to Roanoke County all of the land embraced within the streets of this subdivision and all the easements are hereby dedicated for public use.

The said owner does as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of streets, shown hereon, by Roanoke County on its behalf and for and on account of its heirs, successors, devisees and assigns, specifically releases Roanoke County and the Virginia Department of Transportation from any and all claim or claims for damages which such owners, 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 may be agreed upon in the future) and by reason of doing necessary grading, cutting or filling for the purpose of placing such 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 streets and property lines thereof, or maintain any easements as shown hereon. In witness whereof are hereby places signatures and seal.



DATE: 11-1-02

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

PLAT OF SURVEY
SHOWING
THE SUBDIVISION OF 20.683 AC
CREATING
KINGSTON ESTATES
LOCATED IN
VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SHEET 1 OF 2
COMM. 2238 SURVEYED: 3-2-01

P.B. 26 PG. 16

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
- THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
- THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
- FEMA FLOOD ZONE: 'X'
MAP NO. 51161C0047 D
- LEGAL REFERENCE: DB 1726 PG 1061

LMW P.C.
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