

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOE R. BLACKSTOCK IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 27 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID JOE R. BLACKSTOCK BY DEED DATED JANUARY 17, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1531, PAGE 1685.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2264 OF THE CODE OF VIRGINIA 1950 AS AMENDED TO DATE, AND WITH SECTION 17-10(J) OF 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 AS SHOWN HEREON UNLESS OTHERWISE NOTED.

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 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 15<sup>TH</sup> DAY OF SEPTEMBER 1999.

BY: Joe R. Blackstock  
JOE R. BLACKSTOCK

## STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. THOMAS, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JOE R. BLACKSTOCK HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON SEPTEMBER 15, 1999.

MY COMMISSION EXPIRES MARCH 31, 2000.

Arlene M. Thomas  
NOTARY PUBLIC

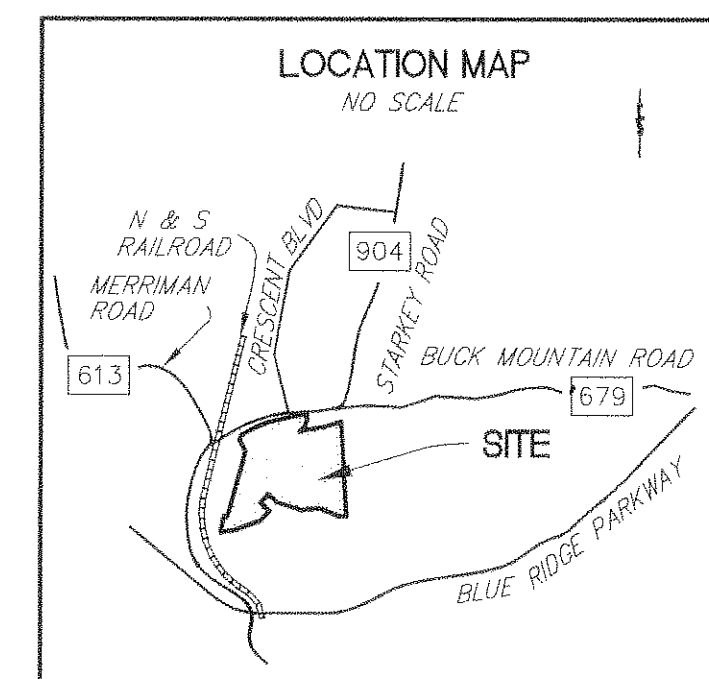
## NOTES:

- 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 AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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 RESUBDIVISION.
- 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 MAP NUMBER 51161C00640, DATED OCTOBER 15, 1993.
- THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORM-WATER MANAGEMENT FACILITIES LOCATED ON PARCEL "A".
- THE PROFFERED CONDITIONS FOR THIS PROJECT ARE IN ACCORDANCE OF ORDINANCE #081997-15.
- ALL EASEMENTS SHOWN ON THIS PLAT ARE "NEW" UNLESS SPECIFICALLY NOTED AS "EXISTING".
- LOTS 6 & 7, 8 & 9 AND 17 & 18 MAY SHARE A COMMON PRIVATE DRIVE WITH STIPULATION AT NOT TIME SHALL ANY ONE COMMON DRIVE SERVE MORE THAN TWO (2) LOTS.
- LOTS 26 THRU 29 SHALL BE ACCESSIBLE ONLY FROM KNIGHTSBRIDGE DRIVE OR PADDINGTON COURT, THERE SHALL BE NO ACCESS FROM STARKEY ROAD.

## CURVE DATA

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA      |
|-------|---------|---------|---------|---------|---------------|------------|
| C-1   | 212.50' | 236.21' | 131.98' | 224.23' | N 20°09'51" E | 63°41'15"  |
| C-2   | 29.00'  | 42.75'  | 26.33'  | 38.98'  | S 35°45'05" W | 84°27'52"  |
| C-3   | 115.00' | 122.59' | 67.84'  | 116.87' | S 24°03'27" W | 61°04'36"  |
| C-4   | 80.00'  | 181.51' | 171.56' | 145.01' | S 10°24'14" E | 129°59'59" |
| C-5   | 80.00'  | 41.57'  | 21.26'  | 41.10'  | N 39°42'41" E | 29°46'09"  |
| C-6   | 80.00'  | 139.94' | 95.73'  | 122.77' | N 25°17'19" W | 100°13'50" |
| C-7   | 280.00' | 129.82' | 66.10'  | 128.66' | S 88°41'09" E | 26°33'52"  |
| C-8   | 265.01' | 184.00' | 95.88'  | 180.33' | S 82°04'38" E | 39°46'54"  |
| C-9   | 265.01' | 7.48'   | 3.74'   | 7.48'   | S 78°50'25" W | 01°37'01"  |
| C-10  | 265.01' | 176.52' | 91.68'  | 173.28' | N 81°16'08" W | 38°09'53"  |
| C-11  | 35.00'  | 31.97'  | 17.20'  | 30.87'  | S 88°21'05" E | 52°19'48"  |
| C-12  | 55.00'  | 273.25' | 42.46'  | 67.22'  | S 27°48'49" W | 284°39'37" |
| C-13  | 55.00'  | 18.99'  | 9.59'   | 18.89'  | S 75°22'23" W | 19°46'44"  |
| C-14  | 55.00'  | 86.53'  | 55.14'  | 77.88'  | N 49°40'00" W | 90°08'30"  |
| C-15  | 55.00'  | 75.07'  | 44.70'  | 69.37'  | N 34°30'14" E | 78°11'59"  |
| C-16  | 55.00'  | 57.30'  | 31.56'  | 54.74'  | S 76°33'00" E | 59°41'33"  |
| C-17  | 55.00'  | 35.36'  | 18.32'  | 34.76'  | N 28°16'48" W | 36°50'51"  |
| C-18  | 35.00'  | 31.97'  | 17.20'  | 30.87'  | N 36°01'17" W | 52°19'48"  |
| C-19  | 225.01' | 156.23' | 81.41'  | 153.11' | N 82°04'38" W | 39°46'54"  |
| C-20  | 320.00' | 148.36' | 75.54'  | 147.04' | N 88°41'09" W | 26°33'52"  |
| C-21  | 320.00' | 118.86' | 60.12'  | 118.18' | S 88°40'21" W | 21°16'54"  |
| C-22  | 320.00' | 29.50'  | 14.76'  | 29.49'  | N 78°02'43" W | 05°16'58"  |
| C-23  | 120.00' | 89.72'  | 47.07'  | 87.64'  | N 53°59'08" W | 42°50'11"  |
| C-24  | 35.00'  | 42.28'  | 24.15'  | 39.76'  | S 67°10'32" E | 69°12'59"  |
| C-25  | 230.00' | 78.48'  | 39.63'  | 78.10'  | S 68°26'26" W | 19°33'03"  |
| C-26  | 167.50' | 163.13' | 88.69'  | 156.76' | S 30°45'52" W | 55°48'06"  |
| C-27  | 167.50' | 77.40'  | 39.40'  | 76.71'  | N 45°25'40" E | 26°28'29"  |
| C-28  | 167.50' | 85.73'  | 43.83'  | 84.80'  | S 17°31'38" W | 29°19'37"  |
| C-29  | 75.00'  | 137.98' | 98.47'  | 119.33' | S 49°50'30" E | 105°24'38" |
| C-30  | 140.00' | 138.07' | 75.23'  | 132.54' | S 74°17'38" E | 56°30'21"  |
| C-31  | 140.00' | 51.44'  | 26.01'  | 51.15'  | N 87°58'45" E | 21°03'08"  |
| C-32  | 140.00' | 86.63'  | 44.75'  | 85.25'  | N 63°46'04" W | 35°27'13"  |
| C-33  | 219.00' | 269.45' | 154.76' | 252.77' | S 81°17'19" E | 70°29'42"  |
| C-34  | 219.00' | 106.84' | 54.51'  | 105.78' | N 60°01'02" W | 27°57'08"  |
| C-35  | 219.00' | 162.61' | 85.26'  | 158.90' | N 84°44'07" E | 42°32'34"  |
| C-36  | 189.00' | 41.47'  | 20.82'  | 41.39'  | N 69°45'02" E | 12°34'23"  |
| C-37  | 189.00' | 6.48'   | 3.24'   | 6.49'   | N 64°26'50" E | 01°57'59"  |
| C-38  | 189.00' | 34.99'  | 17.54'  | 34.94'  | S 70°44'01" W | 10°36'24"  |
| C-39  | 35.00'  | 31.97'  | 17.20'  | 30.87'  | N 49°52'19" E | 52°19'48"  |
| C-40  | 55.00'  | 273.25' | 42.46'  | 67.22'  | S 13°57'47" E | 284°39'37" |
| C-41  | 55.00'  | 46.52'  | 24.75'  | 45.14'  | S 47°56'07" W | 48°27'24"  |
| C-42  | 55.00'  | 72.10'  | 42.29'  | 67.05'  | S 70°16'46" E | 75°06'51"  |
| C-43  | 55.00'  | 49.97'  | 26.86'  | 48.27'  | S 06°41'39" E | 52°03'22"  |
| C-44  | 55.00'  | 30.38'  | 15.59'  | 30.00'  | N 35°09'38" E | 31°39'12"  |
| C-45  | 55.00'  | 36.22'  | 18.79'  | 35.57'  | N 69°51'05" E | 37°43'43"  |
| C-46  | 55.00'  | 38.06'  | 19.83'  | 37.31'  | N 71°27'31" W | 39°39'05"  |
| C-47  | 35.00'  | 31.97'  | 17.20'  | 30.87'  | S 77°47'53" E | 52°19'48"  |
| C-48  | 149.00' | 32.70'  | 16.41'  | 32.63'  | N 69°45'02" E | 12°34'23"  |
| C-49  | 259.00' | 318.67' | 183.03' | 298.94' | N 81°17'19" W | 70°29'42"  |
| C-50  | 259.00' | 28.09'  | 14.06'  | 28.07'  | N 66°34'15" E | 06°12'49"  |
| C-51  | 259.00' | 129.21' | 65.98'  | 127.88' | N 83°58'11" E | 28°35'03"  |
| C-52  | 259.00' | 102.64' | 52.00'  | 101.97' | S 70°23'05" E | 22°42'24"  |
| C-53  | 259.00' | 58.73'  | 29.49'  | 58.60'  | N 52°32'11" W | 12°59'26"  |
| C-54  | 100.00' | 98.62'  | 53.74'  | 94.67'  | S 74°17'38" E | 56°30'21"  |
| C-55  | 115.00' | 211.57' | 150.99' | 182.97' | N 49°50'30" W | 105°24'38" |
| C-56  | 115.00' | 18.13'  | 9.08'   | 18.11'  | N 81°58'10" E | 09°01'58"  |
| C-57  | 115.00' | 136.55' | 77.61'  | 128.67' | N 59°29'53" W | 68°01'54"  |
| C-58  | 115.00' | 56.89'  | 29.04'  | 56.32'  | S 11°18'34" E | 28°20'46"  |
| C-59  | 207.50' | 202.09' | 109.87' | 194.20' | N 30°45'52" E | 55°48'06"  |
| C-60  | 207.50' | 17.91'  | 8.96'   | 17.90'  | S 05°20'10" W | 04°56'42"  |
| C-61  | 207.50' | 110.57' | 56.63'  | 109.27' | S 23°04'28" W | 30°31'55"  |
| C-62  | 207.50' | 73.61'  | 37.19'  | 73.22'  | N 48°30'10" E | 20°19'29"  |
| C-63  | 270.00' | 92.13'  | 46.52'  | 91.69'  | N 68°26'26" E | 19°33'03"  |
| C-64  | 270.00' | 73.73'  | 37.10'  | 73.50'  | S 66°29'19" W | 15°38'48"  |
| C-65  | 270.00' | 18.40'  | 9.20'   | 18.39'  | N 76°15'50" E | 03°54'15"  |
| C-66  | 35.00'  | 42.28'  | 24.15'  | 39.76'  | N 43°36'28" E | 69°12'59"  |
| C-67  | 120.00' | 95.50'  | 50.44'  | 93.00'  | N 31°47'52" E | 45°35'46"  |
| C-68  | 75.00'  | 64.19'  | 34.21'  | 62.25'  | N 30°04'40" E | 49°02'10"  |
| C-69  | 29.00'  | 54.45'  | 39.61'  | 46.80'  | N 48°13'42" W | 107°34'33" |

| BOUNDARY COORDINATES<br>ORIGIN OF COORDINATES ASSUMED |            |            |
|-------------------------------------------------------|------------|------------|
| CORNER                                                | NORTHING   | EASTING    |
| 1                                                     | 4894.39646 | 4510.82438 |
| 2                                                     | 4683.90799 | 4433.52900 |
| 3                                                     | 4671.26458 | 4417.34148 |
| 4                                                     | 4693.74159 | 4523.16065 |
| 5                                                     | 4728.06186 | 4731.89802 |
| 6                                                     | 4777.59485 | 4884.11132 |
| 7                                                     | 4794.53528 | 4949.65311 |
| 8                                                     | 3593.14780 | 5021.61320 |
| 9                                                     | 3596.56160 | 4921.17340 |
| 10                                                    | 3692.11540 | 4675.07280 |
| 11                                                    | 3673.34860 | 4438.21520 |
| 12                                                    | 3775.15860 | 4124.31270 |
| 13                                                    | 3874.00094 | 4011.48454 |
| 14                                                    | 3761.17278 | 3912.64221 |
| 15                                                    | 3662.33044 | 4025.47036 |
| 16                                                    | 3526.93670 | 3906.85960 |
| 17                                                    | 3419.55800 | 3612.32250 |
| 18                                                    | 3386.40900 | 3403.74020 |
| 19                                                    | 3592.82380 | 3448.44320 |
| 20                                                    | 3600.10790 | 3500.07460 |
| 21                                                    | 4416.51810 | 3719.90590 |
| 22                                                    | 4556.66570 | 3645.62360 |
| 23                                                    | 4613.68270 | 3663.59990 |
| 24                                                    | 4728.58380 | 3866.80740 |
| 25                                                    | 4792.03010 | 4047.71790 |
| 26                                                    | 4817.61540 | 4143.77050 |
| 27                                                    | 4890.33660 | 4486.13240 |
| TOTAL AREA = 35.692 AC.                               |            |            |



APPROVED:

David C. Coney 16 September 1999  
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD ON 9-16 1999, AT 15:00 O'CLOCK P.M.

TESTEE: STEVEN A. McGRAW, CLERK

Christie A. Bachinger  
DEPUTY CLERK

PLAT SHOWING  
**SUMMERPLACE**  
PROPERTY OF  
**JOE R. BLACKSTOCK**

SITUATED ALONG STARKEY ROAD  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SCALE: 1" = 60' DATE: 30 MARCH 1999

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

COMM. #97-054  
SHEET 1 OF 4

