

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT OLD HERITAGE CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 33 TO 1, INCLUSIVE, WHICH COMPRISES PORTIONS OF THE LAND CONVEYED TO SAID OWNER BY THE FOLLOWING DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA: DEED DATED OCTOBER 21, 1984 AND RECORDED IN DEED BOOK 756, AT PAGE 76, DEED DATED SEPTEMBER 23, 1993 AND RECORDED IN DEED BOOK 1438, AT PAGE 391, DEED DATED JULY 28, 1981 AND RECORDED IN DEED BOOK 1172, AT PAGE 587, DEED DATED JUNE 29, 1984 AND RECORDED IN DEED BOOK 745, AT PAGE 349, AND COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 20, 1988 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1297, AT PAGE 1710, AND HUNTING HILLS COUNTRY CLUB, INC. IS THE FEE SIMPLE OWNER & PROPRIETOR OF TAX #87.12-01-21 WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID HUNTING HILLS COUNTRY CLUB, INC. BY DEED DATED JANUARY 5, 1993 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1392, PAGE 1818.

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

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 DEDICATE FOR PUBLIC USE ALL OF THE EASEMENTS WITHIN THE BOUNDARY 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 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 21ST DAY OF JUNE, 2002.

OLD HERITAGE CORPORATION

BY: Gordon C. Willis Jr.
GORDON C. WILLIS JR., PRESIDENT

HUNTING HILLS COUNTRY CLUB, INC.

BY: Karen Hancock
KAREN HANCOCK, PRESIDENT

STATE OF VIRGINIA

County of Roanoke

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT GORDON C. WILLIS JR., PRESIDENT OF OLD HERITAGE CORPORATION, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED JUNE 20, 2002, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 20, 2002.

MY COMMISSION EXPIRES FEBRUARY 28, 2006

Judith M. Ross
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke

I, Arlene M. Skellington, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT KAREN HANCOCK, PRESIDENT OF HUNTING HILLS COUNTRY CLUB, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED JUNE 20, 2002, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 21, 2002.

MY COMMISSION EXPIRES MARCH 31, 2004

Arlene M. Skellington (Commissioned as
NOTARY PUBLIC Arlene M. Thomas)

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 NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. 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.
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 5101900052 D, DATED OCTOBER 15, 1993, ZONE "X".
6. THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES LOCATED THEREIN, AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED.
7. THIS PLAT COMBINES ROANOKE COUNTY TAX MAP NUMBERS 87.16-1-36.2, 87.16-1-21, AND 87.16-1-37 TO CREATE HUNTING HILLS SECTION NO. 27.
8. BENCHMARKS - CENTER TOP EXISTING SANITARY SEWER MANHOLE LOT 13, ELEVATION = 1378.07 AND CENTER TOP EXISTING SANITARY SEWER MANHOLE PEREGRINE CREST CIRCLE ELEVATION = 1379.19.
9. 29,968 SQ.FT. (0.688 AC.) OF ORIGINAL TRACT 1 TO BE COMBINED WITH AND MADE APART OF TAX #87.12-1-21.
10. AN ELEVATION CERTIFICATE MAY BE REQUIRED PRIOR TO A BUILDING PERMIT BEING ISSUED ON LOTS 14 & 22.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	15428.87156	13444.99312
2	15456.14949	13447.33147
3	15594.53353	13333.15760
4	15429.31759	13155.97072
5	15166.07574	13058.62014
6	14783.02495	13126.99827
7	14985.74195	13011.23164
8	15146.43266	12899.20914
9	15070.63450	12536.73819
10	14972.72141	12360.13192
11	15130.17650	12286.08269
12	15168.49894	12372.34259
13	15259.75656	12384.35261
14	15269.05473	12352.68963
15	15390.68599	12401.58387
16	15467.15062	12382.22410
17	15501.79685	12519.08657
18	15544.45098	12508.26725
19	15561.69421	12576.37296
20	15707.10602	12539.55711
21	15658.01822	12345.67470
22	16092.82201	12235.58963
23	16195.38451	12764.17048
24	16463.65491	13107.10982
25	16272.40191	13285.75002
26	16397.79753	13765.00771
27	16155.22182	13581.43743
28	16163.13025	13401.81322
29	15826.14168	13361.42480
30	15646.28678	13354.29924
31	15701.81302	13554.98124
32	15603.48837	13550.65711
33	15461.81040	13482.60855
1	15428.87156	13444.99312

AREA = 26.879 AC.



MINIMUM FLOOR ELEVATIONS	
Lot	
14	1320.00'
22	1346.50'

MINIMUM FLOOR ELEVATIONS
REFERS TO THE LOWEST
HABITABLE FLOOR or BASEMENT

* MINIMUM FLOOR ELEVATIONS
BASED ON BENCHMARKS
SHOWN ON SHEET 2 OF 3

APPROVED:

John J. Murphy
AGENT, ROANOKE COUNTY PLANNING COMMISSION

6-21-2002
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 6/24, 2002, AT 10:26 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

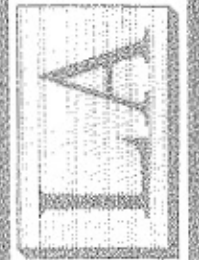
Robert Van
DEPUTY CLERK

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	25.00'	39.27'	25.00'	35.36'	N 03°47'32" E
C2	375.27'	313.22'	166.38'	304.21'	S 37°07'00" W
C3	200.00'	161.53'	85.46'	157.17'	S 25°39'19" W
C4	200.00'	13.90'	6.95'	13.90'	S 04°30'33" W
C5	200.00'	147.63'	77.36'	144.30'	S 27°38'46" W
C6	178.00'	155.14'	82.89'	150.28'	N 79°14'18" W
C7	35.00'	53.84'	33.88'	48.68'	S 31°43'38" W
C8	271.47'	116.00'	58.90'	115.12'	S 00°05'48" E
C9	271.47'	98.95'	50.03'	98.41'	S 01°53'45" E
C10	271.47'	17.05'	8.53'	17.05'	S 10°20'44" W
C11	35.00'	31.97'	17.20'	30.87'	S 14°01'13" E
C12	55.00'	273.25'	42.46'	67.22'	N 77°51'19" W
C13	55.00'	34.24'	17.70'	33.69'	S 22°20'57" E
C14	55.00'	99.52'	69.99'	86.49'	S 47°19'27" W
C15	55.00'	64.33'	36.41'	60.72'	N 47°19'57" W
C16	55.00'	75.16'	44.78'	69.45'	N 25°19'28" E
C17	35.00'	31.97'	17.20'	30.87'	N 38°18'36" E
C18	231.47'	94.68'	48.01'	94.02'	N 00°25'38" E
C19	35.00'	56.76'	36.83'	50.74'	N 57°44'57" W
C20	35.00'	51.16'	31.38'	46.73'	N 33°54'32" E
C21	220.00'	60.72'	30.56'	60.53'	N 00°03'21" W
C22	220.00'	6.56'	3.28'	6.56'	N 07°06'32" W
C23	220.00'	54.16'	27.22'	54.03'	N 00°47'54" E
C24	35.00'	19.14'	9.81'	18.90'	N 07°48'48" W
C25	55.00'	268.53'	46.37'	70.90'	S 63°36'38" E
C26	55.00'	30.28'	15.53'	29.90'	N 07°42'29" W
C27	55.00'	74.22'	44.00'	68.71'	N 46°43'13" E
C28	55.00'	96.33'	65.95'	84.48'	S 44°26'48" E
C29	55.00'	67.70'	38.69'	63.51'	S 40°59'34" W
C30	35.00'	41.79'	23.79'	39.35'	S 42°03'15" W
C31	180.00'	49.68'	25.00'	49.53'	S 00°03'21" E
C32	35.00'	47.43'	28.16'	43.88'	S 46°47'05" E
C33	222.00'	131.05'	67.49'	129.15'	S 68°41'43" E
C34	50.00'	106.22'	89.68'	87.34'	N 67°21'28" E



PLAT OF SUBDIVISION FOR
SECTION No. 27
HUNTING HILLS
PROPERTY OF
OLD HERITAGE CORPORATION
BEING A SUBDIVISION OF TRACT 1 (P.B. 18, PG. 3),
LOT 1, BLOCK 1, SECTION No. 24
"HUNTING HILLS" (P.B. 11, PG. 30) AND
TAX PARCEL #87.16-1-36.2
AND SHOWING COMBINATION PARCEL (SEE NOTE #9)
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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



JUNE 20, 2002
COMMISSION NO. 97-284
CADD FILE: F:\97\9728\AS\97284.P01

SHEET 1 OF 3