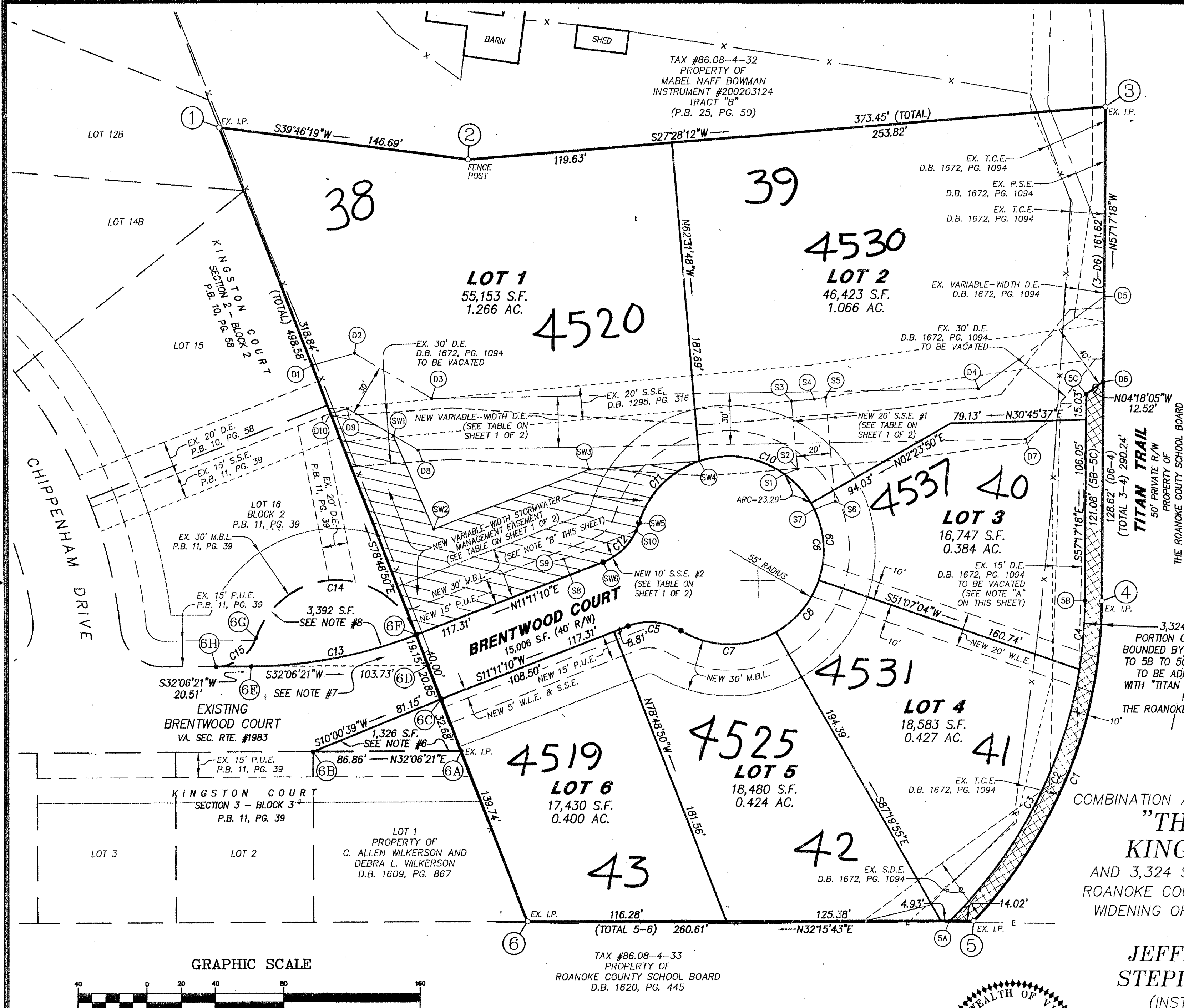




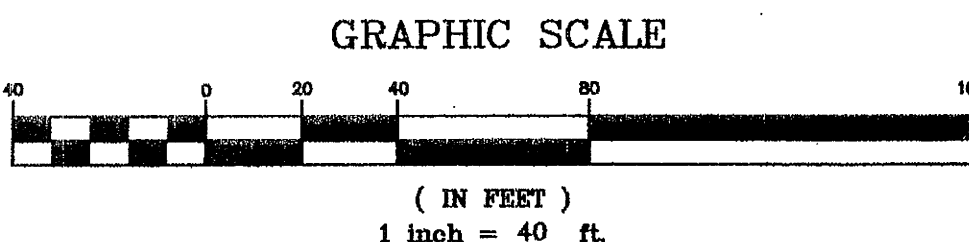
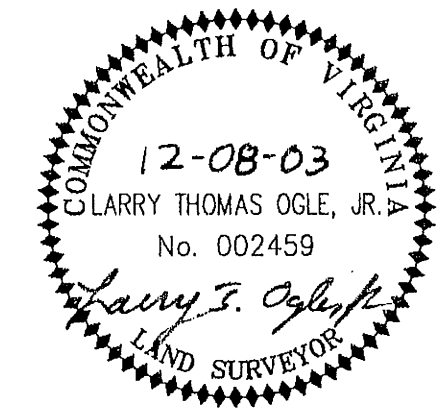
LEGEND	
AC.	ACRE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
P.S.E.	PERMANENT SLOPE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT
TYP.	TYPICAL
EX.	EXISTING
I.P.	IRON PIN
P.B.	MAP BOOK
D.B.	DEED BOOK
P.G.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

NOTE: SEE SHEET 1 OF 2 FOR ADDITIONAL NOTES AND CURVE DATA.

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



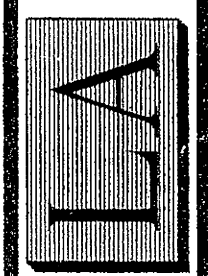
OUT OF MAP 86.08-4-32.
 MAP #'S 86.08-7-38-43

- NOTES:**
- THE EXISTING 15' DRAINAGE EASEMENT (D.B. 1672, PG. 1094) TO BE VACATED UPON THE CONVEYANCE OF THE 3,324 S.F. (0.076 AC.) PORTION OF ORIGINAL TRACT "A" TO THE ROANOKE COUNTY SCHOOL BOARD FOR THE WIDENING OF "TITAN TRAIL".
 - ALL LOTS IN THIS SUBDIVISION SHALL REQUIRE AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER'S SIDE OF THE WATER METER.

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 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\02015R01.DWG
 SHEET 2 OF 2