

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BARON ENTERPRISES OF VIRGINIA, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 22 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 26, 1999, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBER 990003250.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE LAND DESIGNATED HEREON FOR RIGHT-OF-WAY PURPOSES ALONG HIDDEN OAK DRIVE AND HEREBY DEDICATE FOR PUBLIC USE ALL OF THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 27th DAY OF MAY, 1999.

BARON ENTERPRISES OF VIRGINIA, INC.

BY: George P. Baron Jr.  
GEORGE P. BARON, JR., 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 George P. Baron, Jr. OF BARON  
ENTERPRISES OF VIRGINIA, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED  
12 May, 1999, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID  
County AND STATE AND ACKNOWLEDGED THE SAME ON 27 MAY, 1999.

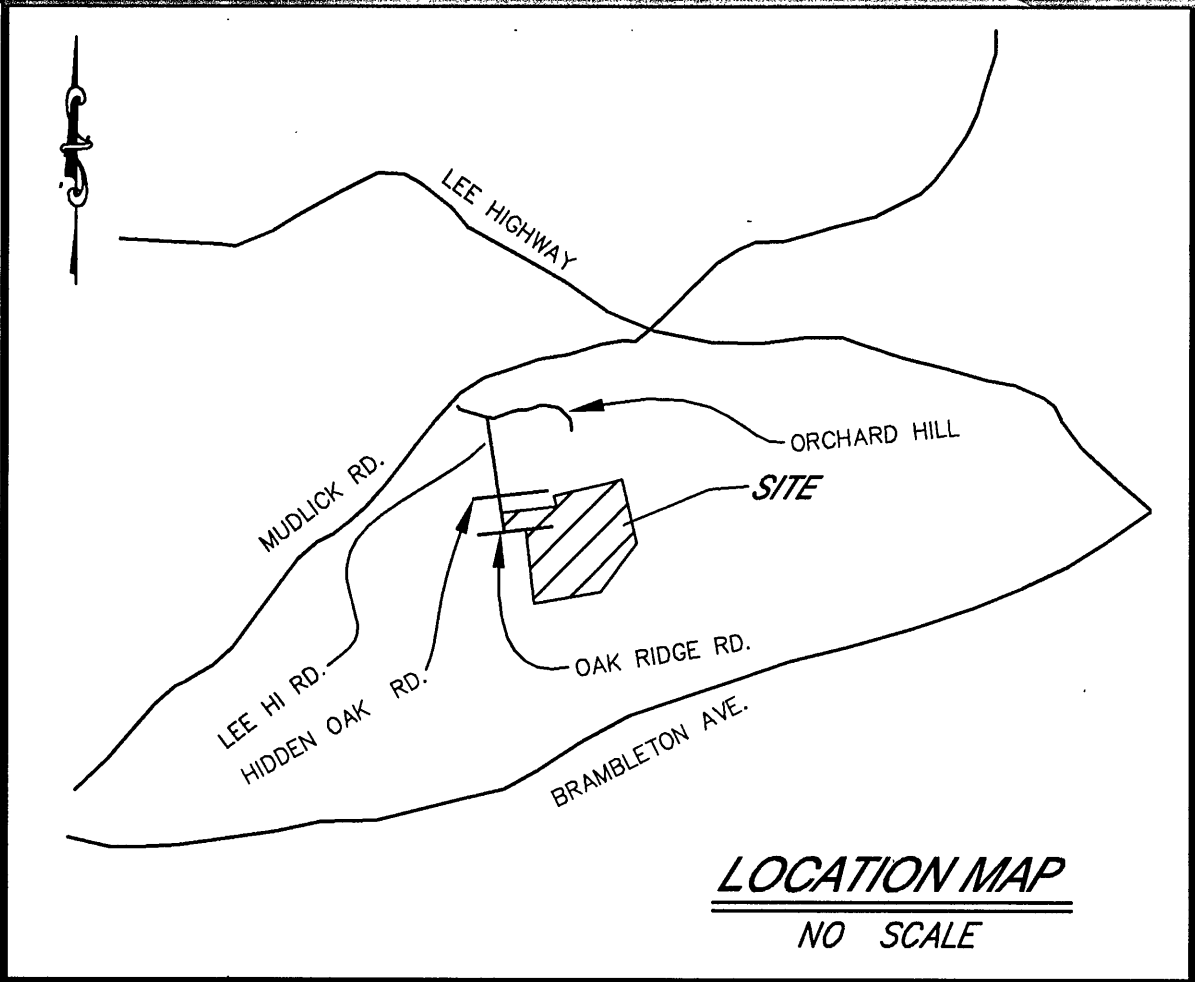
MY COMMISSION EXPIRES February 28, 2002

Judith M. Ross  
NOTARY PUBLIC

| CURVE TABLE |          |         |         |         |               |            |
|-------------|----------|---------|---------|---------|---------------|------------|
| CURVE       | RADIUS   | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA      |
| C1          | 35.00'   | 54.98'  | 35.00'  | 49.50'  | S 54°34'00" E | 90°00'00"  |
| C2          | 35.00'   | 55.12'  | 35.14'  | 49.60'  | S 54°40'59" E | 90°13'57"  |
| C3          | 25.00'   | 24.33'  | 13.23'  | 23.39'  | N 52°18'54" E | 55°46'16"  |
| C4          | 25.00'   | 10.29'  | 5.22'   | 10.21'  | N 68°24'45" E | 23°34'35"  |
| C5          | 25.00'   | 14.04'  | 7.21'   | 13.86'  | N 40°31'37" E | 32°11'41"  |
| C6          | 55.00'   | 279.86' | 37.42'  | 61.88'  | S 09°47'57" E | 291°32'32" |
| C7          | 55.00'   | 72.09'  | 42.28'  | 67.04'  | N 61°58'42" E | 75°05'51"  |
| C8          | 55.00'   | 58.36'  | 32.26'  | 55.66'  | S 50°04'34" E | 60°47'38"  |
| C9          | 55.00'   | 56.21'  | 30.84'  | 53.80'  | S 09°35'56" W | 58°33'23"  |
| C10         | 55.00'   | 72.71'  | 42.77'  | 67.53'  | S 76°44'51" W | 75°44'27"  |
| C11         | 55.00'   | 20.49'  | 10.37'  | 20.38'  | N 54°42'18" W | 21°21'13"  |
| C12         | 25.00'   | 24.33'  | 13.23'  | 23.39'  | N 71°54'49" W | 55°46'16"  |
| C13         | 25.00'   | 41.19'  | 26.99'  | 36.68'  | S 33°00'19" W | 94°23'28"  |
| C14         | 230.00'  | 21.70'  | 10.86'  | 21.69'  | S 16°53'37" E | 05°24'22"  |
| C15         | 980.00'  | 217.42' | 109.16' | 216.98' | S 25°57'09" E | 12°42'41"  |
| C16         | 980.00'  | 102.41' | 51.25'  | 102.36' | S 22°35'25" E | 05°59'15"  |
| C17         | 980.00'  | 108.00' | 54.05'  | 107.95' | S 28°44'28" E | 06°18'51"  |
| C18         | 980.00'  | 7.01'   | 3.51'   | 7.01'   | S 32°06'12" E | 00°24'35"  |
| C19         | 230.00'  | 146.35' | 75.75'  | 143.90' | S 50°32'15" E | 36°27'30"  |
| C20         | 230.00'  | 123.88' | 63.48'  | 122.39' | S 47°44'20" E | 30°51'40"  |
| C21         | 230.00'  | 22.47'  | 11.24'  | 22.46'  | S 65°58'05" E | 05°35'50"  |
| C22         | 25.00'   | 27.94'  | 15.63'  | 26.51'  | N 79°12'57" E | 64°02'06"  |
| C23         | 55.00'   | 279.28' | 37.85'  | 62.36'  | S 12°39'52" W | 290°55'57" |
| C24         | 55.00'   | 66.42'  | 37.94'  | 62.46'  | N 81°47'49" E | 69°11'50"  |
| C25         | 55.00'   | 58.24'  | 32.18'  | 55.55'  | S 33°16'17" E | 60°39'58"  |
| C26         | 55.00'   | 58.24'  | 32.18'  | 55.55'  | S 27°23'41" W | 60°39'58"  |
| C27         | 55.00'   | 64.15'  | 36.29'  | 60.58'  | N 88°51'22" W | 66°49'55"  |
| C28         | 55.00'   | 32.23'  | 16.59'  | 31.77'  | N 38°39'17" W | 33°34'16"  |
| C29         | 25.00'   | 21.61'  | 11.53'  | 20.94'  | N 46°37'51" W | 49°31'23"  |
| C30         | 270.00'  | 184.18' | 95.84'  | 180.63' | N 51°51'01" W | 39°05'03"  |
| C31         | 270.00'  | 36.42'  | 18.24'  | 36.40'  | N 67°31'39" W | 07°43'46"  |
| C32         | 270.00'  | 147.76' | 75.78'  | 145.92' | N 47°59'08" W | 31°21'17"  |
| C33         | 1020.00' | 226.30' | 113.61' | 225.83' | N 25°57'09" W | 12°42'41"  |
| C34         | 1020.00' | 97.74'  | 48.91'  | 97.71'  | N 29°33'47" W | 05°29'26"  |
| C35         | 1020.00' | 90.04'  | 45.04'  | 90.00'  | N 24°17'21" W | 05°03'25"  |
| C36         | 1020.00' | 38.52'  | 19.26'  | 38.52'  | N 20°40'43" W | 02°09'50"  |
| C37         | 270.00'  | 31.80'  | 15.92'  | 31.78'  | N 16°13'23" W | 06°44'51"  |
| C38         | 25.00'   | 37.94'  | 23.70'  | 34.40'  | N 56°19'27" W | 86°57'00"  |

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 DENOTED.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY 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.
- A PORTION OF THIS PROPERTY DOES 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 510130 0044 D, MAP NUMBER 51161C0044 D, DATED OCTOBER 15, 1993. FLOOD ZONE "X" & "AE".
- ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
- THIS PLAT IS A SUBDIVISION OF THE CITY OF ROANOKE TAX MAP NUMBERS 5050209, 5050214, AND 5050218.
- LEGAL REFERENCE: INSTRUMENT NUMBER 990003250.
- GREENWAY EASEMENT RESERVED FOR FUTURE REGIONAL GREENWAY TRAIL.
- STREET ADDRESSES AS SHOWN PROVIDED BY CITY OF ROANOKE.



APPROVED:

John Thomas Jasek 5/27/99  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

L. Bone Cahn 5-27-99  
Act. CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF  
ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF  
ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON  
May 28, 1999, AT 11:25 O'CLOCK  
A.M.

TESTEE: ARTHUR B. CRUSH, III

Ruth S. Holladay  
DEPUTY CLERK

PLAT OF SUBDIVISION FOR  
BARON ENTERPRISES  
OF VIRGINIA, INC.

CREATING HEREON

"CHESTNUT MANOR"

BEING A SUBDIVISION OF  
LOT "E" (M.B. 1, PG. 673) AND  
LOT 9A (PARCEL "C") & PARCEL "B"  
(D.B. 1765, PG. 16)

AND DEDICATING  
1,768 S.F., 0.041 AC. TO THE CITY OF ROANOKE  
FOR RIGHT-OF-WAY PURPOSES  
SITUATED ALONG LEE HI ROAD, SW  
CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: 12 MAY 1999

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

COMM. #98-341

SHEET 1 OF 2

THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED

M.B. 1, PG. 1957