

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT HERITAGE BUILDERS LTD., OF ROANOKE IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 28, 2002, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN INSTRUMENT #020013477, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO MICHAEL J. AHERON, TRUSTEE, SECURING A. M. RENICK, JR., C. JOHN RENICK AND ANN CECIL RENICK, BENEFICIARIES, DATED JULY 26, 2002, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #020013478.

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 SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER BY THE VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE AND THE LAND SUBDIVISION ACT WITHIN AND WITHOUT THE BOUNDARY OF THE SUBDIVISION.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 31ST DAY OF JANUARY, 2003.

HERITAGE BUILDERS LTD., OF ROANOKE

BY: *Anita F. Kelly*
ANITA F. KELLY, SECRETARY
BY: *Michael J. Aheron*
MICHAEL J. AHERON, TRUSTEE

STATE OF VIRGINIA
COUNTY OF ROANOKE

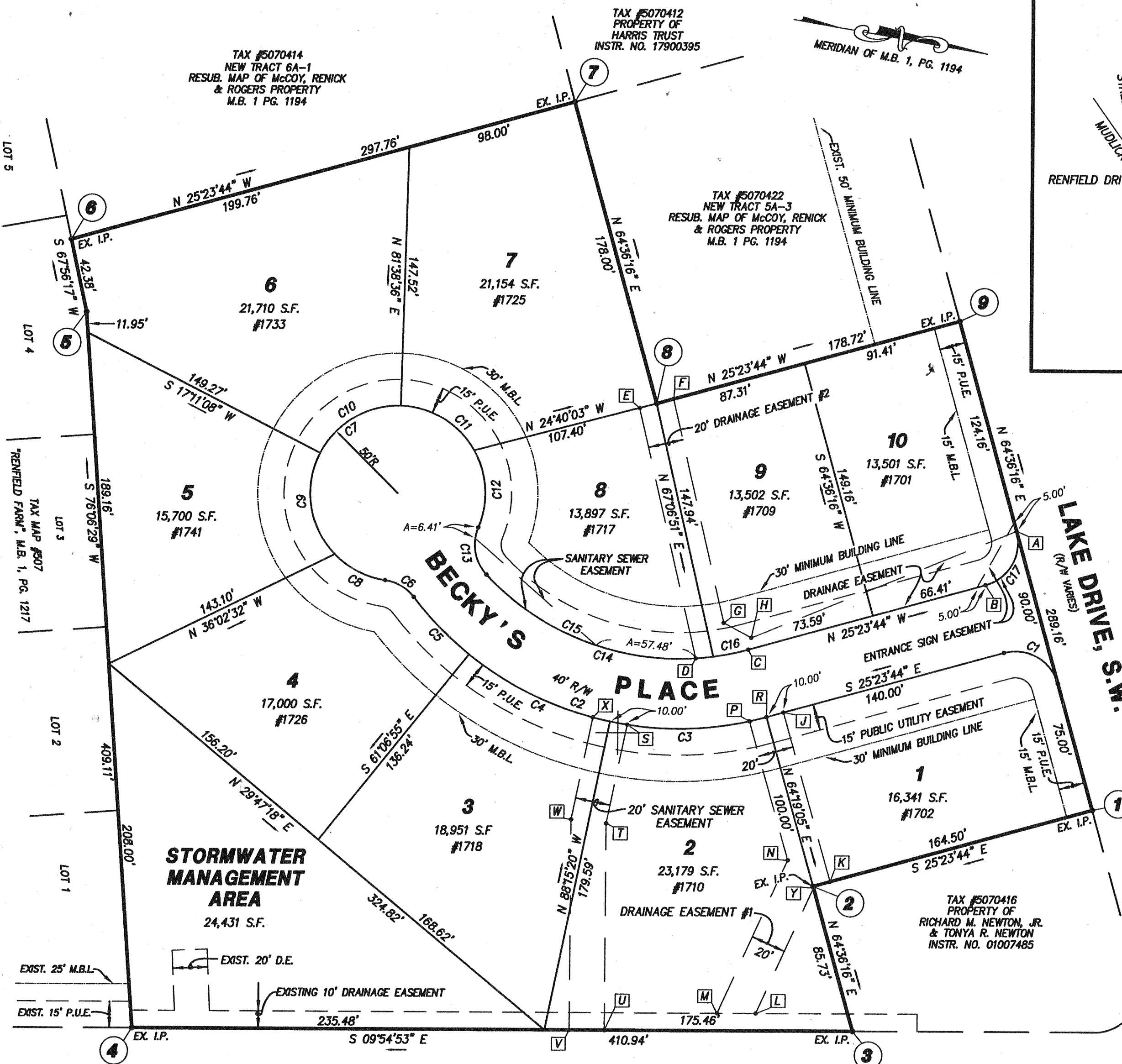
I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY, AND STATE DO HEREBY CERTIFY THAT ANITA F. KELLY, SECRETARY, AND MICHAEL J. AHERON, TRUSTEE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED JANUARY 29, 2003, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY, AND STATE AND ACKNOWLEDGED THE SAME ON JANUARY 31, 2003.

MY COMMISSION EXPIRES ON MARCH 31, 2004

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

NOTES:

- THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PROPERTY IS NOT LOCATED 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. SEE COMMUNITY PANEL NUMBER 510130 00 430, MAP NUMBER 51161C00430, BOTH DATED OCTOBER 15, 1993. (ZONE X)
- THIS PLAT RESUBDIVIDES TAX #5070421.
- IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. 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.
- "OLD STABLE VILLAGE" IS A RESUBDIVISION OF TRACT 5A-1 (M.B. 1, PG. 1194) BEING ROANOKE CITY TAX #5070421.
- ALL EASEMENTS SHOWN HEREON ARE NEW, UNLESS OTHERWISE NOTED.



DEYERLE ROAD, S.W.
(RIGHT-OF-WAY VARIES)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S 19°36'16" W	90°00'00"
C2	190.00'	225.49'	128.15'	212.49'	N 08°36'15" E	67°59'57"
C3	190.00'	90.00'	45.86'	89.16'	N 11°49'32" W	27°08'24"
C4	190.00'	90.00'	45.86'	89.16'	N 15°18'53" E	27°08'24"
C5	190.00'	45.49'	22.86'	45.39'	N 35°44'39" E	13°43'09"
C6	25.00'	19.47'	10.26'	18.99'	S 20°17'15" W	44°37'57"
C7	50.00'	248.58'	38.47'	60.98'	S 39°36'01" E	284°51'25"
C8	50.00'	33.01'	17.13'	32.42'	N 16°53'12" E	37°49'52"
C9	50.00'	62.29'	35.92'	58.34'	N 71°29'38" E	71°23'00"
C10	50.00'	56.25'	31.52'	53.33'	S 40°35'08" E	64°27'28"
C11	50.00'	51.33'	28.18'	49.10'	S 21°03'05" W	58°48'58"
C12	50.00'	45.70'	24.59'	44.13'	S 76°38'38" W	52°22'08"
C13	25.00'	28.76'	16.21'	27.20'	N 69°52'04" E	65°55'15"
C14	150.00'	163.11'	90.67'	155.19'	N 05°45'22" E	62°18'11"
C15	150.00'	142.85'	77.36'	137.51'	N 09°37'31" E	54°33'52"
C16	150.00'	20.26'	10.15'	20.24'	N 21°31'34" W	7°44'19"
C17	25.00'	39.27'	25.00'	35.36'	N 70°23'44" W	90°00'00"

DRAINAGE EASEMENT #1

LINE	BEARING	DISTANCE
J-K	N 64°19'05" E	100.00'
K-2	S 25°23'44" E	10.00'
2-Y	N 64°36'16" E	1.00'
Y-L	N 75°30'01" E	78.69'
L-M	S 09°54'53" E	21.96'
M-N	N 75°30'01" W	95.96'
N-P	S 64°19'05" W	82.16'
P-R	N 25°53'13" W	10.00'(CHD.)
R-J	N 25°23'44" W	10.00'

DRAINAGE EASEMENT #2

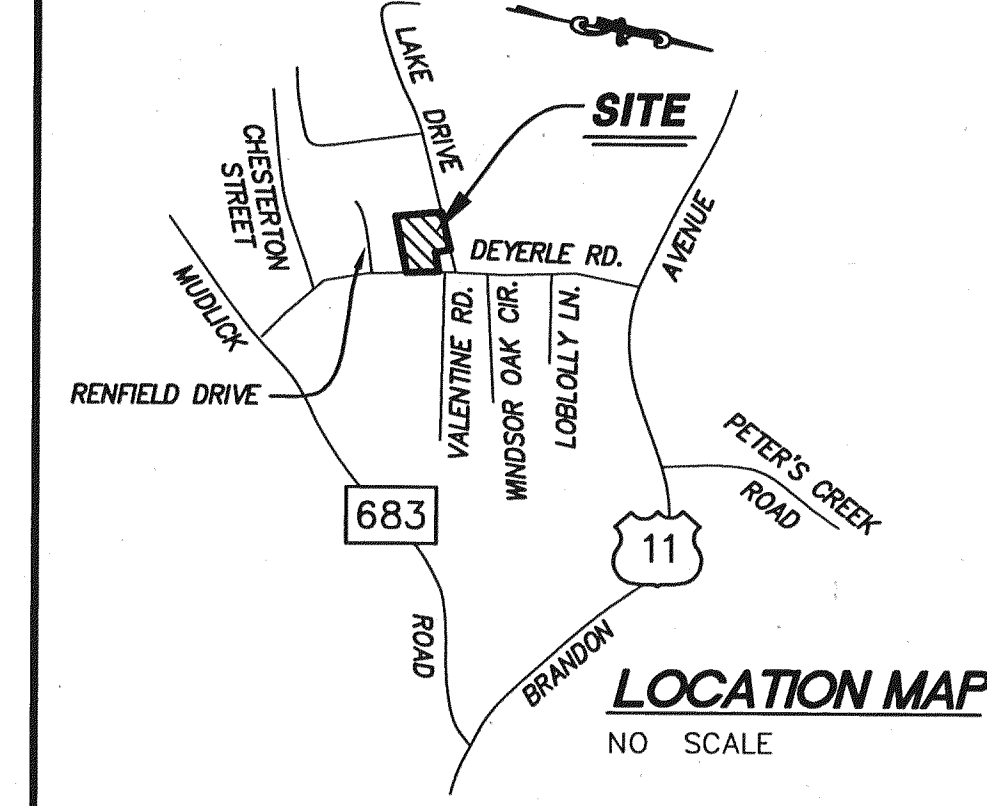
LINE	BEARING	DISTANCE
A-B	S 70°23'44" E	35.36'(CHD.)
B-C	S 25°23'44" E	140.00'
C-D	S 19°36'04" E	30.29'(CHD.)
D-E	S 67°06'51" W	146.37'
E-B	N 24°40'03" W	10.00'
B-F	N 25°23'44" W	10.01'
F-G	N 67°06'51" E	130.91'
G-H	N 18°25'24" E	17.78'
H-A	N 32°04'44" W	162.72'

BOUNDARY COORDINATES

COR.	NORTHING	EASTING
1	3,621,387.13017	11,042,157.36740
2	3,621,238.52604	11,042,227.91570
3	3,621,275.29264	11,042,305.36149
4	3,620,870.48998	11,042,376.11805
5	3,620,772.26613	11,041,978.97442
6	3,620,756.34783	11,041,939.69755
7	3,621,025.33299	11,041,811.99957
8	3,621,101.66952	11,041,972.79611
9	3,621,263.11955	11,041,896.14934
1	3,621,387.13017	11,042,157.36740

SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
S-T	S 88°15'20" E	57.48'
T-U	N 80°14'40" E	117.82'
U-V	S 09°54'53" E	20.00'
V-W	S 80°14'40" W	119.89'
W-X	N 88°15'20" W	59.50'
X-S	N 01°44'40" E	20.00'



LEGEND

M.B.	MAP BOOK
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRE/ACRES
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
I.P.	IRON PIN
S.S.E.	SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
CHD.	CHORD BEARING AND DISTANCE

APPROVED:

John Thomas Smith
AGENT, CITY OF ROANOKE PLANNING COMMISSION
02/03/03
DATE
Philip C. Scrimm
CITY ENGINEER
2/03/03
DATE

IN THE CLERK'S OFFICE FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PREPARED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 10:15 O'CLOCK ON THIS 4TH DAY OF FEB, 2003.

TESTEE: ARTHUR B. CRUSH, CLERK

DEPUTY CLERK

PLAT SHOWING
RESUBDIVISION OF

"OLD STABLE VILLAGE"

ORIGINAL 5.106 ACRES, TRACT 5A-1, (M.B. 1, PG. 1194)
CREATING

NEW LOTS 1 THRU 10

PROPERTY OF
HERITAGE BUILDERS LTD., OF ROANOKE

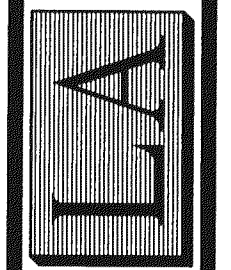
SITUATED ALONG
DEYERLE ROAD, S.W. AND LAKE DRIVE, S.W.

CITY OF ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: JANUARY 29, 2003
COMM. NO.: 01-113
CADD FILE: F:\2003\0113\3 SURV\0113RDP01
SHEET 1 OF 1