

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HERITAGE BUILDERS LTD., OF ROANOKE IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE BEING KNOWN AS TRACT "B", VAUGHN & JAMISON, L.L.C. MAP RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGES 2375 AND 2376, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY JAVA, L.L.C. DEED DATED MARCH 6, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBER 030004297.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND AS SHOWN HEREON OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE AND DEDICATES TO THE CITY OF ROANOKE, VIRGINIA A 15 FOOT WATERLINE EASEMENT, A 20 FOOT SANITARY SEWER EASEMENT AND A VARIABLE WIDTH COMBINED WATERLINE EASEMENT AND SANITARY SEWER EASEMENT AS SHOWN HEREON.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

HERITAGE BUILDERS LTD., OF ROANOKE

Lewis C. Jamison
LEWIS C. JAMISON, PRESIDENT
INSTRUMENT NO. 030004297
DATE

STATE OF VIRGINIA

COUNTY OF *Salem* TO WIT:

I, *Forrest R. Oley*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LEWIS C. JAMISON, PRESIDENT OF HERITAGE BUILDERS LTD., OF ROANOKE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS *3rd* DAY OF *April*, 2003.

MY COMMISSION EXPIRES:

1/30/2006
NOTARY PUBLIC

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 51161C0043 D. THIS DETERMINATION IS BASED ON SAID MAP.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.
4. EXISTING PAVED DRIVE CROSSING TRACT "A" IS TO BE RELOCATED.
5. EXISTING PAVED DRIVE AND HOUSE #3844 HAS BEEN RAZED.
6. PUBLIC WATER IS AVAILABLE IN KEAGY ROAD, S.W. AND A PUBLIC LINE WILL BE EXTENDED TO EACH LOT.
7. PUBLIC SANITARY SEWER IS AVAILABLE NEAR CORNER #2. A PUBLIC LINE WILL BE EXTENDED TO SERVICE EACH LOT.

COORDINATES

CORNER	NORTHING	EASTING
1	2775.89	5306.26
2	2239.77	5315.85
3	2165.60	4954.39
4	2569.60	5033.18
5	2584.31	5259.68
6	2778.04	5256.21
7	2809.05	5236.19
1	2775.89	5306.26

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT *12:10* O'CLOCK *P.*M. ON THIS *8* DAY OF *April*, 2002

TESTE:

ARTHUR B. CRUSH, III
CLERK
BY: *Patricia Taylor*
DEPUTY CLERK

APPROVED:

Forrest R. Oley
AGENT - CITY OF ROANOKE PLANNING COMMISSION
Philip C. Oliver
CITY ENGINEER - CITY OF ROANOKE

4/7/2003
DATE

4-7-03
DATE

THIS IS AN ORIGINAL SIZED PLAT AND HAS NOT BEEN REDUCED.

REFERENCE MAPS:

1. SURVEY FOR QLC LAND TRUST BY BALZER AND ASSOCIATES, INC. DATED OCTOBER 29, 1986.
2. MAP OF MEDMONT LAKE BY DAVID DICK, S.C.E.&S. DATED JULY 16, 1956 AND RECORDED IN P.B. 3, PG. 221 (ROANOKE COUNTY).
3. MAP SHOWING SURVEY OF PROPERTY FOR S.C. PETERSON BY JAMES R. MACTIER, S.P.E. DATED MAR. 25, 1941 AND RECORDED IN D.B. 284, PG. 466 (ROANOKE COUNTY).
4. STATE HIGHWAY PROJECT 0119-080-102, C-501 AS RECORDED IN HIGHWAY P.B. 6, PG. 104.
5. BOUNDARY SURVEY AND RESUBDIVISION FOR VAUGHN & JAMISON, L.L.C. BY T. P. PARKER & SON DATED DEC. 21, 2001 AND RECORDED IN M.B. 1, PGS. 2375 & 2376.

BOUNDARY NOTE:

THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL NO. 513-0119, (2.948 ACRES) AND CREATES HEREON "VILLAGE ON THE CREST", 10 NEW LOTS AND COMMON AREA.
PROPERTY CURRENTLY ZONED R-PUD.

UTILITY NOTE:

SEE DEED RECORDED TO VALLEY BANK DATED DECEMBER 19, 2001 AND RECORDED AS INSTRUMENT NO. 0100019583 GRANTING PRIVATE SEWER AND WATER EASEMENTS TO ACCESS PUBLIC SEWER AND WATER.

CURVE TABLE						
LOT	LENGTH	RADIUS	TANGENT	CHORD BEARING	DISTANCE	DELTA
1	28.69	115.00	14.42	S 18°10'59" W	28.62	14°17'39"
2	20.04	20.00	10.95	S 39°44'48" W	19.22	57°25'16"
TOTAL	231.57	45.00	28.76	S 78°57'50" E	48.46	294°50'30"
2	26.72	45.00	13.77	S 51°26'53" W	26.33	34°01'04"
3	34.01	45.00	17.86	S 12°47'26" W	33.20	43°17'51"
4	30.68	45.00	15.96	S 28°23'26" E	30.09	39°03'53"
5	31.67	45.00	16.53	S 68°05'15" E	31.02	40°19'44"
6	35.86	45.00	18.94	N 68°55'02" E	34.92	45°39'42"
7	31.08	45.00	16.19	N 26°17'59" E	30.47	39°34'22"
8	41.55	45.00	22.39	N 19°56'09" W	40.09	52°53'54"
8	20.04	20.00	10.95	N 17°40'28" W	19.22	57°25'16"
TOTAL	98.29	85.00	55.47	N 44°09'49" E	92.91	66°15'17"
9	17.91	85.00	8.99	N 17°04'25" E	17.88	12°04'30"
10	80.38	85.00	43.48	N 50°12'04" E	77.42	54°10'47"
10	29.96	70.00	15.21	N 65°01'54" E	29.73	24°31'07"
COMMON AREA	38.88	35.00	21.72	N 32°50'56" W	36.91	63°38'50"

SEE SHEET 3 OF 3 FOR EASEMENTS

15' PUBLIC WATERLINE ESM'T		
LINE	LENGTH	BEARING
1-J	8.04	S 24°46'53" W
J-K	209.85	S 01°01'30" E
K-L	32.98	S 21°28'30" W
L-M	32.98	S 43°58'30" W
M-N	50.00	S 66°28'30" W
N-O	47.02	S 43°58'30" W
O-P	15.29	N 57°16'30" W
P-Q	52.98	N 43°58'30" E
Q-R	50.00	N 66°28'30" E
R-S	27.02	N 43°58'30" E
S-T	27.02	N 21°28'30" E
T-U	210.30	N 01°01'30" W
U-V	11.62	N 24°46'53" E
V-1	15.00	S 64°40'20" E

15' PRIVATE WATERLINE ESM'T FOR USE OF TRACT "A"		
LINE	LENGTH	BEARING
6-AW	11.07	S 01°01'30" E
AW-AX	31.50	N 88°58'30" E
AX-AY	15.00	S 01°01'30" E
AY-AZ	31.50	S 88°58'30" W
AZ-AW	15.00	N 01°01'30" W

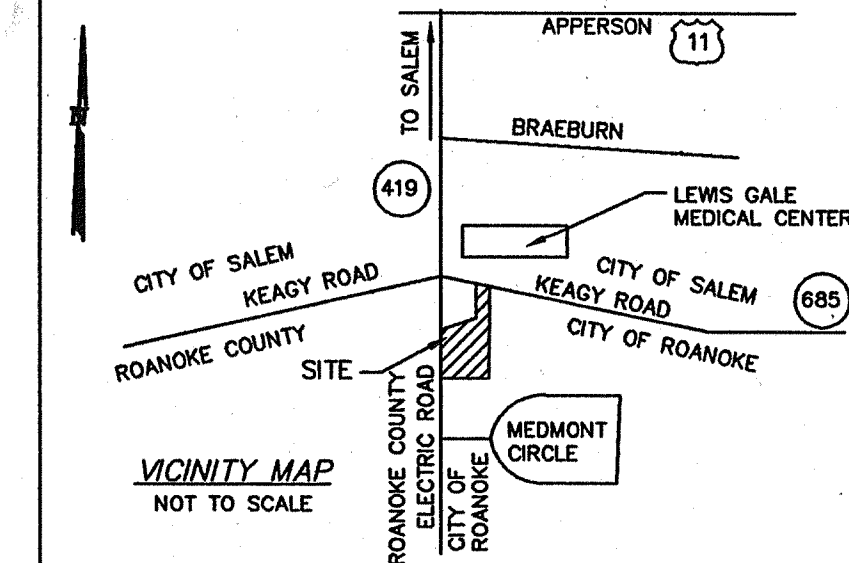
20' PUBLIC SANITARY SEWER ESM'T		
LINE	LENGTH	BEARING
2-AA	10.08	S 78°24'20" W
AA-AB	151.54	S 78°24'20" W
AB-AC	81.09	N 11°35'40" W
AC-AD	20.00	N 78°24'20" E
AD-AE	61.09	S 11°35'40" E
AE-AF	131.64	N 78°24'20" E
AF-AA	20.00	S 11°35'40" E
LINE	LENGTH	BEARING
P-W	5.16	S 88°13'12" W
W-X	20.68	S 73°26'56" W
X-Y	41.82	N 01°46'48" W
Y-BK	10.74	N 88°13'12" E
BK-Z	9.26	N 88°13'12" E
Z-BJ	11.80	S 01°46'48" E
BJ-W	24.75	S 01°46'48" E

15' PRIVATE SANITARY SEWER ESM'T		
LINE	LENGTH	BEARING
5-BA	9.92	N 01°01'30" W
BA-BB	33.19	N 01°01'30" W
BB-BC	39.49	S 27°53'30" E
BC-BD	17.23	S 05°23'30" E
BD-BE	17.23	S 05°51'30" W
BE-BF	17.98	S 28°21'30" W
BF-BG	17.98	S 50°51'30" W
BG-BH	36.00	S 73°21'30" W
BH-BJ	59.15	S 50°51'30" W
BJ-Z	11.80	N 01°46'48" W
Z-BK	9.26	S 88°13'12" W
BK-F	62.34	N 50°51'30" E
F-BL	36.00	N 73°21'30" E
BL-BM	12.02	N 50°51'30" E
BM-BN	12.02	N 28°21'30" E
BN-BP	12.77	N 05°51'30" E
BP-BQ	12.77	N 05°23'30" W
BQ-BA	6.89	N 27°53'30" W

COMBINED PUBLIC WATERLINE ESM'T AND PUBLIC SANITARY SEWER ESM'T		
LINE	LENGTH	BEARING
O-AG	17.77	S 21°28'30" W
AG-AH	50.02	S 10°13'30" W
AH-AJ	3.70	CH. S 41°04'55" E
AJ-AK	76.95	CH. S 12°21'25" W
AK-AD	16.37	S 10°13'30" W
AD-AC	20.00	S 78°24'20" W
AC-AL	19.72	N 11°35'40" W
AL-AM	85.38	CH. N 03°05'55" W
AM-AN	19.22	CH. N 39°44'48" E
AN-AP	32.71	N 11°02'10" E
AP-X	15.18	N 15°44'30" E
X-W	20.68	N 73°26'55" E
W-P	5.16	N 88°13'12" E
P-O	15.29	S 57°16'30" E

STORMWATER MANAGEMENT ESM'T		
LINE	LENGTH	BEARING
4-B	217.24	N 86°17'04" E
B-C	36.54	S 34°24'14" E
C-D	10.00	S 51°17'13" W
D-E	16.52	S 78°08'00" W
E-F	34.89	S 73°59'22" W
F-G	62.74	S 58°44'56" W
G-H	25.82	S 71°59'15" W
H-I	114.38	N 78°57'51" W
I-4	55.00	N 11°02'09" E

M.B. *L*, PG. *2574*



VILLAGE ON THE CREST

BEING A RESUBDIVISION OF TRACT "B" (2.948 ACRES)

VAUGHN & JAMISON, L.L.C. MAP

M.B. 1, PG. 2375-2376

CREATING LOT 1 (0.159 AC.), LOT 2 (0.149 AC.), LOT 3 (0.184 AC), LOT 4 (0.367 AC), LOT 5 (0.186 AC), LOT 6 (0.154 AC), LOT 7 (0.240), LOT 8 (0.148 AC), LOT 9 (0.150 AC), AND LOT 10 (0.147 AC)

PROPERTY OF HERITAGE BUILDERS LTD., OF ROANOKE

A VIRGINIA CORPORATION

SITUATE ON KEAGY ROAD

CITY OF ROANOKE, VIRGINIA

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. HERITAGE BUILDERS LTD., OF ROANOKE IS THE OWNER OF RECORD, SEE INST. NO. 030004297

TAX # 513-0119
DRAWN: JJB/1
CALC: PJB
N.B. JR-203

SCALE: 1" = 50'
DATE: JUNE 28, 2002
W.O. 02-0085
REV: MARCH 14, 2003



TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153
540-387-1153

SHEET 1 OF 3

M.B. *L*, PG. *2574*