

04026rc01-sheet 1.plt

INSTRUMENT #

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT GEORGE P. BARON Jr. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 18 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JANUARY 6, 2004 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200400831 & A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED AUGUST 20, 2004, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200416356.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE 1.226 ACRES FOR PUBLIC STREET PURPOSES. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS WITHIN AND OUTSIDE OF SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE FOR PUBLIC USE TO THE WESTERN VIRGINIA WATER AUTHORITY ALL SANITARY SEWER AND WATERLINE EASEMENTS WITHIN AND OUTSIDE OF SAID BOUNDARY.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS ____ DAY OF _____, 2005.

OWNER

By: _____
GEORGE P. BARON Jr.

STATE OF VIRGINIA

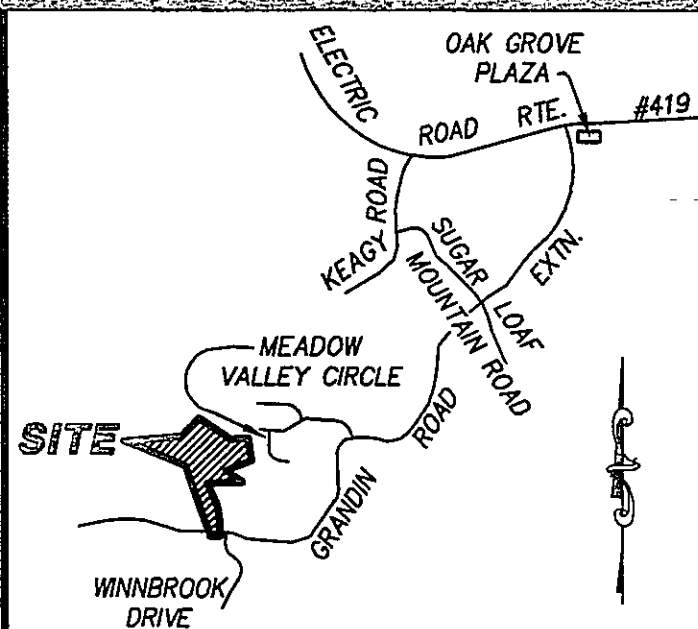
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT GEORGE P. BARON Jr., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____ 2005.

MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	7650.61322	6228.11241
2	7657.23453	6120.52452
3	8381.84847	5857.33462
4	8606.14175	5292.18596
5	8628.69469	5230.74438
6	8680.99236	5817.58869
7	8878.36403	5999.07732
8	8653.78286	6318.63740
9	8663.62717	6501.74824
10	8438.43591	6531.90074
11	8333.31874	6279.59392
12	8207.83769	6439.62249
13	8204.36072	6084.88684
14	8037.65658	6159.59949
15	8014.42431	6168.83321
16	7812.29920	6207.68234
17	7737.29928	6207.79239
18	7714.01245	6223.79144
1	7650.61322	6228.11241
TOTAL AREA = 11.410 AC. (497,018 S.F.)		



LOCATION MAP

NOT TO SCALE

LEGEND

S.F.	SQUARE FEET
AC.	ACRES
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
EX.	EXISTING
IP	IRON PIN
S.S.E.	SANITARY SEWER EASEMENT
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT

APPROVAL:

AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE _____

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS _____ DAY OF _____, 2005, AT _____ O'CLOCK ____M.

TESTEE: STEVEN A. MCGRAW, CLERK

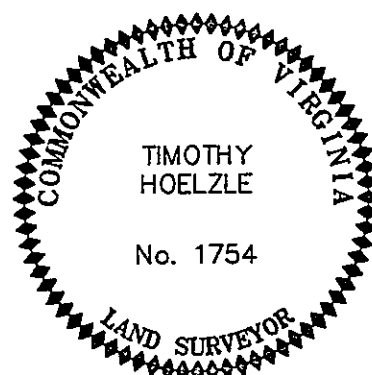
DEPUTY CLERK _____

PLAT SHOWING
"THE RESERVE"
(11.410 ACRES)

BEING A SUBDIVISION OF
ORIGINAL TAX #66.04-01-11
PROPERTY OF

GEORGE P. BARON Jr.
INSTRUMENT #200400831

AND
DEDICATING 1.226 AC. FOR RESERVE POINT &
FOR ROAD WIDENING PURPOSES OF
GRANDIN ROAD EXTENSION - RTE. #686
SITUATED ALONG GRANDIN ROAD EXTENSION
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



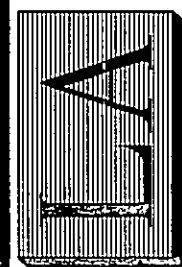
NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- A PORTION OF THE SUBJECT PROPERTY (SOUTH OF GRANDIN ROAD EXTENSION) DOES LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN NOT VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE COMMUNITY PANEL NUMBER 510190 0043 D, MAP NUMBER 51161C0043D, DATED OCTOBER 15, 1993. ZONE "AE" SOUTH OF GRANDIN ROAD EXT. & "X" NORTH OF GRANDIN ROAD EXT.
- LEGAL REFERENCE: INSTRUMENT #200400831, #200416356.
- THE DEVELOPER OF THIS SUBDIVISION SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION WHICH WILL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT EASEMENT AS SHOWN HEREON.
- ROANOKE COUNTY IS GRANTED INGRESS/EGRESS ONTO LOTS 4, 5 & 6 FOR INSPECTION OF PRIVATE STORMWATER MANAGEMENT FACILITIES.
- OWNERS OF LOTS 4, 5 & 6 SHALL REFER TO DEVELOPMENT PLANS FOR STORMWATER MANAGEMENT FACILITY REQUIREMENTS.

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



DATE: SEPTEMBER 21, 2005
COMM. NO.: 04-026
SCALE: 1" = 100'
SHEET 1 OF 2

P.B. , PG.