

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT COMPTON DEVELOPMENT, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 24 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT NUMBER 200708008.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

COMPTON DEVELOPMENT, L.L.C.

BY: [Signature] ITS: MEMBER  
REPRESENTATIVE: Adrienne McColl LENDER: Wiley Bank

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Benny C. Compton, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF June, 2008.  
[Signature] REG. #353945  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Tamara K. Hutson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John T. McColl, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF June, 2008.  
[Signature] REG. #7122981  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 9/30/2011

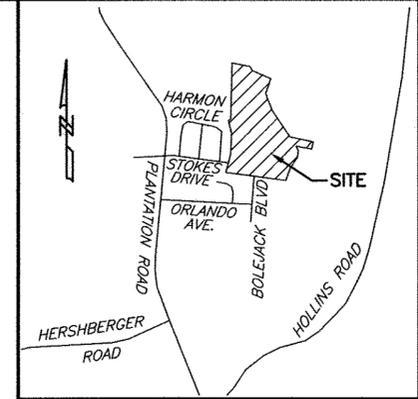
APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.  
APPROVED: [Signature] 6/20/08  
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 15:45 O'CLOCK P.M. ON THIS 20 DAY OF June, 2008, IN PLAT BOOK ---, PAGE ---.

TESTE: STEVEN A. MCGRAW [Signature]  
CLERK DEPUTY CLERK

NOTES:

- 1. OWNER OF RECORD: COMPTON DEVELOPMENT, L.L.C.
- 2. LEGAL REFERENCE: INSTRUMENT NUMBER 200708008
- 3. OLD TAX MAP NUMBER: 038.08-03-30.00-0000
- 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 5. PORTIONS OF PROPERTY ARE LOCATED IN ZONE "X" (UNSHADED), ZONE "X" (SHADED), ZONE "AE", AND ZONE "AE" (FLOODWAY). THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF F.E.M.A. MAP PANEL #51161C0158G WITH A MAP REVISED DATE OF SEPTEMBER 28, 2007 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 6. PROPERTY IS CURRENTLY ZONED: R1CS
- 7. PROPERTY MAY CONTAIN UNDERGROUND SERVICE LINES.
- 8. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- 9. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT SHOWN HEREON AND IS JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA LOCATED IN PLANTATION OAKS AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 16, PAGE 100. SEE AGREEMENT RECORDED IN INSTRUMENT #200713563.
- 10. THIS WATER COURSE (TINKER CREEK) DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. A DETAILED FLOOD STUDY MAY BE NEEDED AND AN ELEVATION CERTIFICATE WILL BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON LOTS 7 THROUGH 17.
- 11. THIS PROPERTY IS CURRENTLY ZONED R1CS. SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION.)
- 12. PER THE PLANTATION GARDENS, SECTION 2 SUBDIVISION PLAT RECORDED IN P.B. 2, PG. 15, THE 55' RADIUS TEMPORARY TURNAROUND SEGMENTS REVERT TO ADJOINING OWNERS WHEN BOLEJACK BOULEVARD IS EXTENDED AND THE SEGMENTS SHALL REMAIN AS A SANITARY SEWER AND WATER LATERAL EASEMENT.
- 13. PER THE PLANTATION OAKS SUBDIVISION PLAT RECORDED IN P.B. 16, PG. 100, THE TEMPORARY CUL-DE-SAC AREA AT THE END OF STOKES DRIVE WILL REVERT TO THE OWNER UPON EXTENSION OF THE ROADWAY.
- 14. NO TREES ARE TO BE CLEARED PAST THE LIMITS OF CONSTRUCTION SHOWN ON THE APPROVED ENGINEERING PLANS (SHEET C-7) FOR STOKES MANOR, PREPARED BY BALZER & ASSOCIATES, INC. WITH A REVISED DATE OF 07/ 24/ 07. INDIVIDUAL HOMEOWNERS MAY BE ALLOWED TO CUT DOWN TREES PAST THESE LIMITS WITH PERMISSION OF THE HOMEOWNERS ASSOCIATION. (SEE COVENANTS AND RESTRICTIONS FOR STOKES MANOR RECORDED IN INSTRUMENT NUMBER 2008-08699.)
- 15. LOT A IS A NON-BUILDABLE LOT AND IS TO BE GRANTED TO & MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
- 16. THE PRIVATE SIGN & LANDSCAPE EASEMENT ON LOT 20 WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
- 17. THE VARIABLE WIDTH PRIVATE PEDESTRIAN EASEMENT ON LOT 17 IS FOR THE BENEFIT OF LOTS 1 THROUGH 24 OF STOKES MANOR AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.



VICINITY MAP NO SCALE

COORDINATE LIST (ASSUMED) table with columns: CORNER, NORTHING, EASTING. Rows 1-26.

ORIGINAL ACREAGE TABLE and SUBDIVISION ACREAGE TABLE. Original: 21.957 ACRES, OMN 038.08-03-30.00-0000 +0.127 ACRE WITHIN THE TEMPORARY CUL-DE-SAC FOR PLANTATION OAKS SECTION 1. Subdivision: 20.914 ACRES, LOTS 1 THROUGH 24. 0.132 ACRE, LOT A +1.038 ACRES, DEDICATED FOR PUBLIC RIGHT-OF-WAY. Total: 22.084 ACRES TOTAL.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD BEARING, CHORD, DELTA. Rows C1 through E-F.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L4.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]  
BRIAN J. CASELLA 002806



PLAT OF SURVEY SHOWING A ZERO LOT LINE SUBDIVISION OF THE PROPERTY OWNED BY COMPTON DEVELOPMENT, L.L.C. RECORDED IN INSTRUMENT #200708008 TO BE KNOWN AS STOKES MANOR CREATING HEREON LOTS 1 THROUGH 24 AND LOT A SITUATED ON STOKES DRIVE AND BOLEJACK BOULEVARD HOLLINS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA APRIL 14, 2008 JOB #R0700065.00 SCALE: 1" = 30' SHEET 1 OF 6



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.