

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOONE HOMES, INC. OF ROANOKE (FORMERLY BOONE, BOONE & LOEB, INC.) IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 25 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER FROM EDWIN O. GROSSO BY INSTRUMENT NO. 200226522, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, DATED DECEMBER 23, 2002, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DAVID C. HELSCHER AND DEBORAH A. DEHLSCHLAER, TRUSTEES, EITHER OF WHOM MAY ACT, DATED DECEMBER 23, 2002, SECURING EDWIN O. GROSSO, INITIAL TRUSTEE OF THE EDWIN O. GROSSO REVOCABLE TRUST AGREEMENT DATED MARCH 16, 2002, EVIDENCED BY A NOTE RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 200226523.

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 THROUGH 2270 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE, AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION (54,507 SQUARE FEET, 1.251 ACRES), ALL OF THE WATER AND SEWER EASEMENTS ARE HEREBY GRANTED TO THE WESTERN VIRGINIA WATER AUTHORITY FOR PUBLIC USE AND ALL DRAINAGE AND PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO ROANOKE COUNTY, VIRGINIA FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREET, SHOWN HEREON, BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASED THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR CHANGES 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 THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION, AND SAID COUNTY OR 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 THEREIN.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 12TH DAY OF November 2005.

BOONE HOMES, INC. OF ROANOKE (FORMERLY BOONE, BOONE & LOEB, INC.)

G. Len Boone 11/8/05
G. LEN BOONE, PRESIDENT DATE
David C. Henschler 11/18/05
DAVID C. HELSCHER, TRUSTEE DATE

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, VETTA W. BAYSE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY, AND STATE DO HEREBY CERTIFY THAT G. LEN BOONE, PRESIDENT OF BOONE HOMES, INC. OF ROANOKE, (FORMERLY BOONE, BOONE & LOEB, INC.) AND DAVID C. HELSCHER, TRUSTEE HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY, AND STATE AND ACKNOWLEDGED THE SAME ON November 8, 2005.

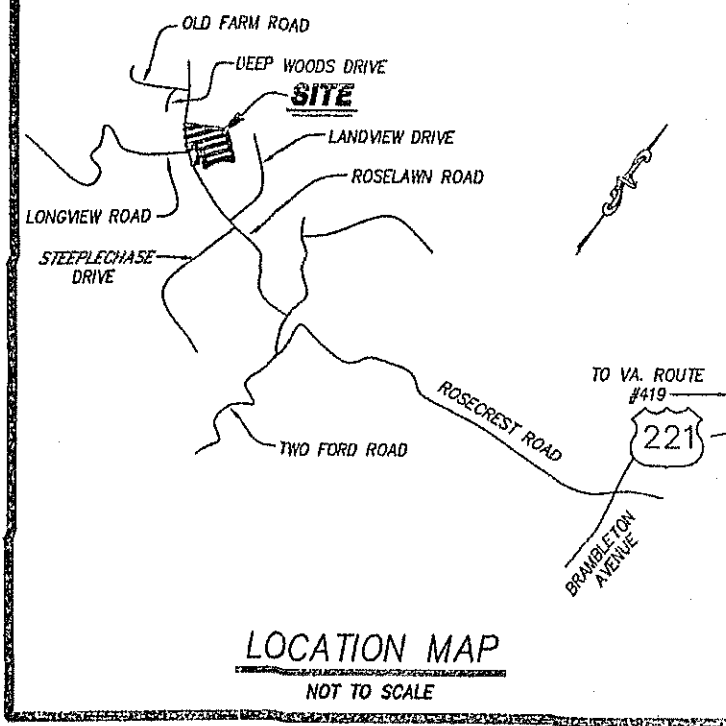
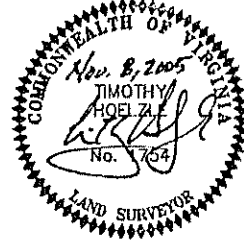
MY COMMISSION EXPIRES ON JANUARY 31, 2009
Vetta W. Bayse
NOTARY PUBLIC

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 SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE 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.
- THIS PROPERTY LIES OUTSIDE THE LIMITS OF THE FEMA FLOOD STUDY. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS. SEE COMMUNITY PANEL NUMBER 510180 0001 D, MAP NUMBER 5116100001 D, DATED OCTOBER 13, 1983. THE PROPERTY IS SHOWN ON THE FEMA FLOOD MAP AS BEING IN UNSHADED ZONE "X" (OUTSIDE THE 500 YEAR FLOOD PLAIN).
- LEGAL REFERENCE: INSTRUMENT NUMBER 200226522, DATED DECEMBER 23, 2002, A PORTION OF TRACT 1, PLAT BOOK 26, PAGE 50.
- THE INTENT OF THIS PLAT IS TO SUBDIVIDE ROANOKE COUNTY TAX PARCEL 88.01-3-01.01.
- ALL EASEMENTS SHOWN HEREON ARE NEW AND GRANTED FOR PUBLIC USE UNLESS NOTED OTHERWISE.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A PORTION OF THE JOINT STORMWATER MANAGEMENT FACILITY ASSOCIATED WITH "THE STONE MANOR, SECTION No. 1 (P.B. 26, PG. 185) AND STONE MANOR, SECTION No. 3 (REVISED SECTION No. 1, DEVONCROFT) (P.B. 27, PG. 81).

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	270.00'	7.99'	4.00'	7.99'	N 127°42' W	1°41'48"
C2	30.00'	42.10'	25.35'	38.73'	N 26°52'15" E	80°24'21"
C3	1000.00'	212.69'	108.73'	212.30'	S 73°03'10" E	11°56'50"
C4	1000.00'	89.80'	44.93'	89.77'	S 69°36'04" W	50°23'39"
C5	1000.00'	81.30'	45.68'	91.27'	N 74°41'14" E	50°23'39"
C6	1000.00'	31.68'	15.80'	31.59'	N 78°08'20" E	1°46'29"
C7	30.00'	29.29'	15.93'	28.14'	S 23°02'28" E	55°55'59"
C8	56.00'	278.36'	40.04'	64.74'	S 08°59'09" E	287°53'26"
C9	56.00'	44.24'	23.39'	43.05'	S 68°04'55" E	46°04'57"
C10	56.00'	47.29'	25.22'	45.88'	N 64°14'40" E	49°15'53"
C11	56.00'	31.73'	16.32'	31.29'	N 23°05'03" E	33°03'21"
C12	56.00'	30.00'	15.38'	29.63'	N 09°04'12" W	31°15'10"
C13	56.00'	48.03'	25.67'	46.51'	N 49°42'45" W	50°01'51"
C14	56.00'	75.07'	44.70'	69.38'	S 66°10'14" W	287°53'26"
C15	30.00'	2.35'	1.17'	2.35'	S 29°18'34" W	4°28'52"
C16	30.00'	24.95'	13.25'	24.24'	S 65°22'46" W	47°39'32"
C17	1000.00'	224.40'	112.62'	223.98'	N 73°08'38" E	12°07'44"
C18	1000.00'	60.65'	30.33'	60.64'	S 77°34'10" W	31°16'42"
C19	1000.00'	82.62'	41.33'	82.60'	S 73°41'51" W	42°27'54"
C20	1000.00'	81.13'	40.59'	81.11'	S 69°16'19" W	42°33'08"
C21	30.00'	42.10'	25.35'	38.73'	N 72°43'04" W	80°24'21"
C22	270.00'	58.12'	29.17'	58.01'	N 38°40'54" W	12°20'02"
C23	270.00'	33.15'	16.60'	33.13'	N 38°40'57" W	7°02'07"
C24	270.00'	24.87'	12.49'	24.96'	S 42°11'58" E	51°7'59"
C25	1000.00'	219.79'	195.99'	178.15'	N 18°07'05" E	125°56'00"
C26	30.00'	28.26'	15.28'	27.22'	S 71°55'53" E	53°58'05"
C27	56.00'	276.39'	40.01'	64.71'	S 08°54'56" E	287°53'26"
C28	56.00'	39.33'	20.55'	38.50'	S 65°26'03" E	40°58'26"
C29	56.00'	51.68'	27.91'	49.78'	N 67°10'24" E	53°48'41"
C30	56.00'	31.73'	16.32'	31.29'	S 23°44'23" W	33°03'21"
C31	56.00'	41.77'	21.95'	40.78'	N 14°32'50" W	43°31'06"
C32	56.00'	44.56'	23.59'	43.55'	N 53°31'06" W	46°25'25"
C33	56.00'	67.34'	38.62'	63.21'	N 62°11'35" E	70°09'12"
C34	30.00'	28.25'	15.28'	27.22'	N 54°18'02" E	53°58'05"
C35	30.00'	19.73'	10.24'	19.38'	N 45°57'40" E	37°41'20"
C36	30.00'	8.52'	4.29'	8.50'	N 72°56'42" E	16°16'48"
C37	1400.00'	307.72'	274.37'	249.41'	N 18°07'05" E	125°56'00"
C38	1400.00'	51.09'	25.83'	50.81'	S 70°37'50" W	20°54'29"
C39	1400.00'	63.53'	32.32'	62.99'	S 47°10'36" W	26°00'00"
C40	1400.00'	63.53'	32.32'	62.99'	S 21°10'32" W	26°00'00"
C41	1400.00'	64.13'	32.64'	63.57'	S 04°56'40" E	26°14'43"
C42	1400.00'	64.55'	32.88'	63.98'	S 31°16'39" E	28°33'01"
C43	2300.00'	66.67'	33.57'	66.44'	N 36°33'39" W	1°58'24"
C44	2300.00'	45.40'	22.70'	45.33'	S 33°24'41" E	11°26'39"
C45	2300.00'	21.27'	10.64'	21.26'	N 42°11'58" W	51°7'59"
C46	7000.00'	64.27'	32.16'	64.26'	N 21°41'42" W	51°16'16"
C47	7000.00'	13.57'	6.78'	13.57'	N 23°45'40" W	1°05'20"
C48	7000.00'	58.79'	25.39'	58.69'	N 21°08'32" W	49°7'58"
C49	300.00'	27.30'	14.68'	26.37'	N 53°08'19" E	52°08'24"
C50	1400.00'	0.89'	0.44'	0.89'	S 44°40'02" E	00°21'46"

BINARY COORDINATES		
Unit of Coordinates Are Assumed		
Corner	Northing	Easting
1	5000.00000	5000.00000
2	5116.63418	4976.99455
3	5114.43998	4974.26712
4	5158.98841	4991.77553
5	5172.01222	5022.58079
6	5208.85399	5007.00247
7	5195.82818	4976.19721
8	5237.33397	4939.21591
9	5234.12726	4919.72624
10	5208.85716	4988.88351
11	5171.02996	4914.18290
12	5106.64224	4794.27610
13	5221.51181	4680.01408
14	5123.11883	4560.81834
15	5370.82938	4448.90006
16	5430.52499	4428.16039
17	5611.35441	4362.61785
18	5680.78746	4556.16505
19	5715.00146	4797.22218
20	5779.87612	5210.77827
21	5211.67215	5578.95977
22	5095.54182	5576.19737
23	5099.08575	5563.58162
24	5111.98596	5347.18588
25	5090.14696	5188.40817
1	5000.00000	5000.00000
Total Area = 594,784 S.F. = 13.654 Ac.		



APPROVED: *Denise Jordan* 11/21/05
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, IS ADMITTED TO RECORD ON 11-21-05, 2005, AT 14:14 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK
Rebecca Fay Malone
DEPUTY CLERK

PLAT SHOWING
SECTION No. 2
"STONE MANOR"
BEING A SUBDIVISION OF
ORIGINAL TRACT 1 (P.B. 26, PG. 50)
PROPERTY OF
BOONE HOMES, INC. OF ROANOKE
SITUATED ALONG ROSELAWN ROAD
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: November 8, 2005
COMM. NO.: 2001-409
SCALE: NONE
SHEET: 1 OF 2

(Map #86.01 Stonecroft Ct.) 102 P.B. 29, PG. 158