

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT BOONE HOMES, INC. OF ROANOKE IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 12 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER FROM EDWIN O. GRISSO BY INSTRUMENT No. 200226522, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, DATED DECEMBER 23, 2002.

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 2276 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 EASEMENTS ARE HEREBY DEDICATED 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 STREET CHANGES 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 THEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

**BOONE HOMES, INC. OF ROANOKE, OWNER**

RONALD J. BOOTHE, VICE-PRESIDENT

STATE OF VIRGINIA \_\_\_\_\_ OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID \_\_\_\_\_ AND STATE DO HEREBY CERTIFY THAT RONALD J. BOOTHE, VICE-PRESIDENT WITH BOONE HOMES, INC. OF ROANOKE, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID \_\_\_\_\_ AND STATE AND ACKNOWLEDGED THE SAME ON \_\_\_\_\_, 2007.

MY COMMISSION EXPIRES ON \_\_\_\_\_, 2007.

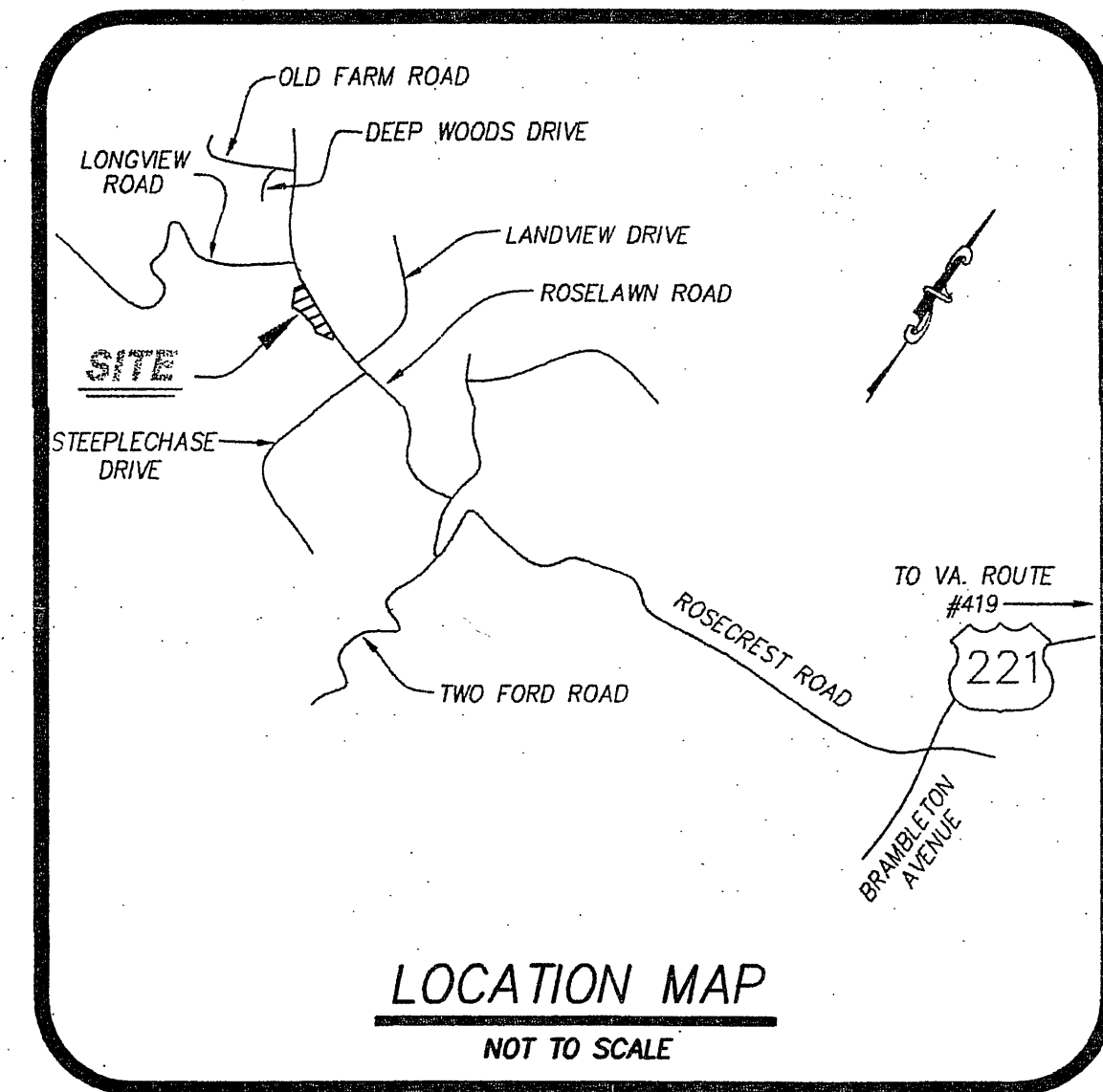
NOTARY PUBLIC

REG.# \_\_\_\_\_

**NOTES:**

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT & ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. 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.
5. 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 510190 0061 D, MAP NUMBER 51161C0061 D, DATED OCTOBER 15, 1993.
6. LEGAL REFERENCE: INSTRUMENT #200226522 AND PLAT BOOK 26, PAGE 50.
7. THE INTENT OF THIS PLAT IS TO COMBINE AND RESUBDIVIDE ROANOKE COUNTY TAX PARCELS #86.01-03-01.06 & #86.01-03-01.07.
8. LOTS 1 THROUGH 10 ARE BUILDING LOTS AND MAY REQUIRE AN ELEVATION CERTIFICATE PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF BUILDING PERMITS.
9. ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
10. PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENTS AS SHOWN ON THE INTERIOR LOT LINES WITHIN THE SUBDIVISION, SHALL ONLY APPLY TO THOSE LOTS ON WHICH A SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT IS CONSTRUCTED FIVE FEET OR LESS FROM THE PROPERTY LINE. SHOULD THE SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT BE MORE THAN FIVE FEET FROM THE APPLICABLE PROPERTY LINE, THE PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENT ON THE ADJOINING LOT SHALL NOT BE APPLICABLE AND NO SUCH EASEMENT SHALL BE DEEMED TO EXIST. ZERO LOT LINE OPTION IS PER SECTION 30-82-12.

BOUNDARY COORDINATES		
Origin of Coordinates Assumed		
CORNER	NORTHING	EASTING
1	3606965.33772	11034820.45570
2	3606838.35810	11034818.24462
3	3606871.70307	11034448.09352
4	3606974.23804	11034360.27792
5	3607096.25092	11034140.02564
6	3607127.54565	11034006.96637
7	3607412.03920	11033940.55184
8	3607499.96893	11034047.37778
9	3607277.71626	11034249.24229
10	3607201.02800	11034351.65752
11	3607059.29913	11034643.54513
12	3607000.35234	11034757.15114
1	3606965.33772	11034820.45570
Total Area = 4.859 Acres		



APPROVED:

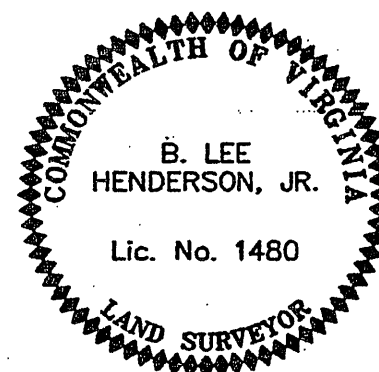
AGENT, ROANOKE COUNTY PLANNING COMMISSION

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 \_\_\_\_\_, 2007, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK



PLAT SHOWING  
ZERO LOT LINE SUBDIVISION

SECTION No. 4

"STONE MANOR"

BEING A COMBINATION AND RESUBDIVISION OF  
TRACT'S 2a(0.392 ACRES) & 2b(4.467 ACRES)  
(PLAT BOOK 26, PAGE 50)

PROPERTY OF

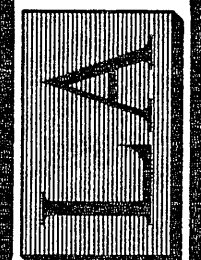
BOONE HOMES, INC. OF ROANOKE

SITUATED ALONG ROSELAWN ROAD AND LONGVIEW ROAD  
CAVE SPRING MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

APPROVED

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



DATE: July 5, 2007  
COMM. NO.: 2001-409-4  
SCALE: None

SHEET 1 OF 2

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

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