

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

THAT STONEGATE PROPERTIES, LLC AND SUMMERS PROPERTIES, LLC ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED AND COMBINED BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO STONEGATE PROPERTIES, LLC BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN DEED BOOK 1664, PAGE 169, AND BY VIRTUE OF DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT, VIRGINIA IN DEED BOOK 585, PAGE 707, WHICH LAND IS ALSO SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO J. LEE OSBORNE AND CLAUDE D. CARTER, TRUSTEES SECURING SOUTHWEST VIRGINIA SAVINGS BANK, FSB, BENEFICIARY, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1664, PAGE 169 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, IN DEED BOOK 586, PAGE 721.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2276, AS AMENDED TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AND THE BOTETOURT COUNTY SUBDIVISION ORDINANCE, AS AMENDED.

THE SAID OWNERS HEREBY DEDICATE IN FEE SIMPLE TO ROANOKE COUNTY AND BOTETOURT COUNTY ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE AND 0.046 ACRES HEREBY DEDICATED FOR ROAD WIDENING PURPOSES BOUNDED BY CORNERS 9A TO 10 TO 11A TO 9A, INCLUSIVE.

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 BOARDS OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, AND/OR BOTETOURT COUNTY, VIRGINIA ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTIES OF ROANOKE AND BOTETOURT 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 COUNTIES OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN IN THIS PLAT OF THE LAND SUBDIVIDED (OR 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 THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTIES OR VIRGINIA DEPARTMENT OF TRANSPORTATION, AND SAID COUNTIES 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 HEREON.

WITNESS THE SIGNATURES AND SEALS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2002.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
\_\_\_\_\_, STONEGATE PROPERTIES, LLC \_\_\_\_\_, SUMMERS PROPERTIES, LLC

BY: \_\_\_\_\_

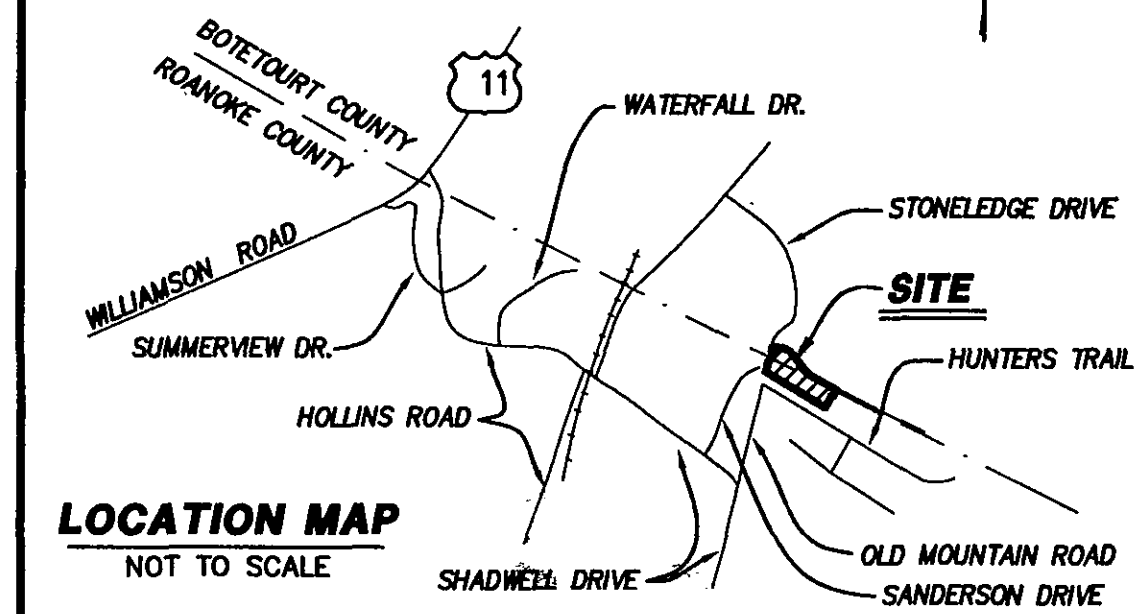
BY: \_\_\_\_\_

\_\_\_\_\_, SOUTHWEST VIRGINIA SAVINGS BANK, FSB \_\_\_\_\_, TRUSTEE

**NOTES.**

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0026 D, DATED OCTOBER 15, 1993 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. APPROVAL HEREOF BY THE BOTETOURT COUNTY AND ROANOKE COUNTY SUBDIVISION AGENTS IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE BOTETOURT COUNTY AND ROANOKE COUNTY SUBDIVISION ORDINANCES. 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 RE-SUBDIVISION.
6. THIS PLAT RESUBDIVIDES ROANOKE COUNTY TAX PARCELS 28.10-2-1 THROUGH 28.10-2-10 AND AND TAX PARCEL 28.01-1-3.
7. THE EXISTING PUBLIC UTILITY EASEMENT SHOWN ON P.B. 24, PG. 35 (ROA.) AND P.B. 24, PG.(S) 1-3 (BOT.) TO BE VACATED WITHIN THE RIGHT-OF-WAY OF STONECREEK WAY.
8. 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.
9. TRACTS A AND B AS SHOWN HEREON TO BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION, TO BE USED FOR RECREATIONAL PURPOSES ONLY AND NOT FOR THE CONSTRUCTION OF A PERMANENT RESIDENCE.
10. THE LIMITS OF THE 100 YEAR FLOOD PLAIN ESTABLISHED PER SECTION 30-74.4 OF THE ROANOKE COUNTY SUBDIVISION ORDINANCE. MINIMUM FIRST FLOOR ELEVATIONS AS FOLLOWS:  
LOT 4 = 1245.00'  
LOT 5 = 1241.00'  
FLOOD ELEVATION CERTIFICATES WILL BE REQUIRED FOR LOTS 4 AND 5.
11. LOTS 27 THROUGH 30, INCLUSIVE WILL BE ASSESSED AND SERVED BY ROANOKE COUNTY.
12. THE AREA INCLUDED WITHIN THE RIGHT-OF-WAY OF STONECREEK WAY IS 44,680 S.F.
13. ACCESS TO LOTS 1 AND 26 SHALL BE FROM STONECREEK WAY ONLY.
14. THE DEVELOPER OF THIS SUBDIVISION SHALL ESTABLISH A HOMEOWNERS' ASSOCIATION WHICH WILL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT AREA SHOWN HEREON.
15. PRESSURE REDUCING VALVES WILL BE REQUIRED ON ALL LOTS, CUSTOMER SIDE.

LEGEND	
EX.	EXISTING
AC.	ACRES
S.F.	SQUARE FEET
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
BOT.	BOTETOURT COUNTY
ROA.	ROANOKE COUNTY
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
W.L.E.	WATERLINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE
R/W	RIGHT-OF-WAY
TYP.	TYPICAL



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON \_\_\_\_\_, 2002, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

TESTEE: STEVEN A. McGRAW, CLERK

\_\_\_\_\_  
DEPUTY CLERK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON \_\_\_\_\_, 2002, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

TESTEE: TOMMY L. MOORE, CLERK

\_\_\_\_\_  
DEPUTY CLERK

**APPROVED.**

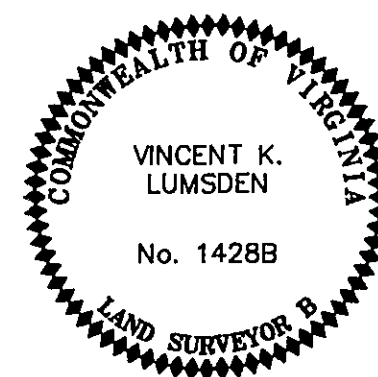
\_\_\_\_\_  
BOTETOURT COUNTY SUBDIVISION AGENT \_\_\_\_\_ DATE

**APPROVED.**

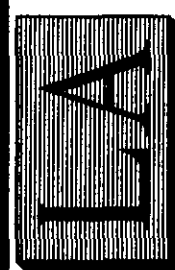
\_\_\_\_\_  
AGENT, ROANOKE COUNTY SUBDIVISION AGENT \_\_\_\_\_ DATE

PLAT SHOWING  
THE RESUBDIVISION AND COMBINATION OF  
LOTS 58 THRU 63 AND LOT 54 THRU 57  
PHASE 1 - STONEGATE  
(P.B. 24, PG. 1-3) BOTETOURT COUNTY  
(P.B. 24, PG. 35) ROANOKE COUNTY  
PROPERTY OF  
STONEGATE PROPERTIES, LLC  
WITH PROPERTY (5.272 AC.)  
PROPERTY OF  
SUMMERS PROPERTIES, LLC  
(D.B. 1678, PG. 568)  
CREATING HEREON  
A ZERO LOT LINE SUBDIVISION

**"VILLAGE AT STONEGATE"**  
LOTS 1-30, TRACT A & TRACT B, (8.397 AC.) AND  
DEDICATING 1.026 AC. FOR "STONECREEK WAY", A PUBLIC  
STREET AND 0.046 AC. FOR ROAD WIDENING  
PURPOSES AT VA. ROUTE # 1151  
LOCATED IN THE VALLEY MAGISTERIAL DISTRICT  
BOTETOURT COUNTY, VIRGINIA  
AND THE HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA



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



DATE: AUGUST 7, 2002  
COMM. NO.: 02-029  
SCALE: 1" = 40'  
CADD FILE: F:\2002\02029\SURVEY\02029RP.DWG

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