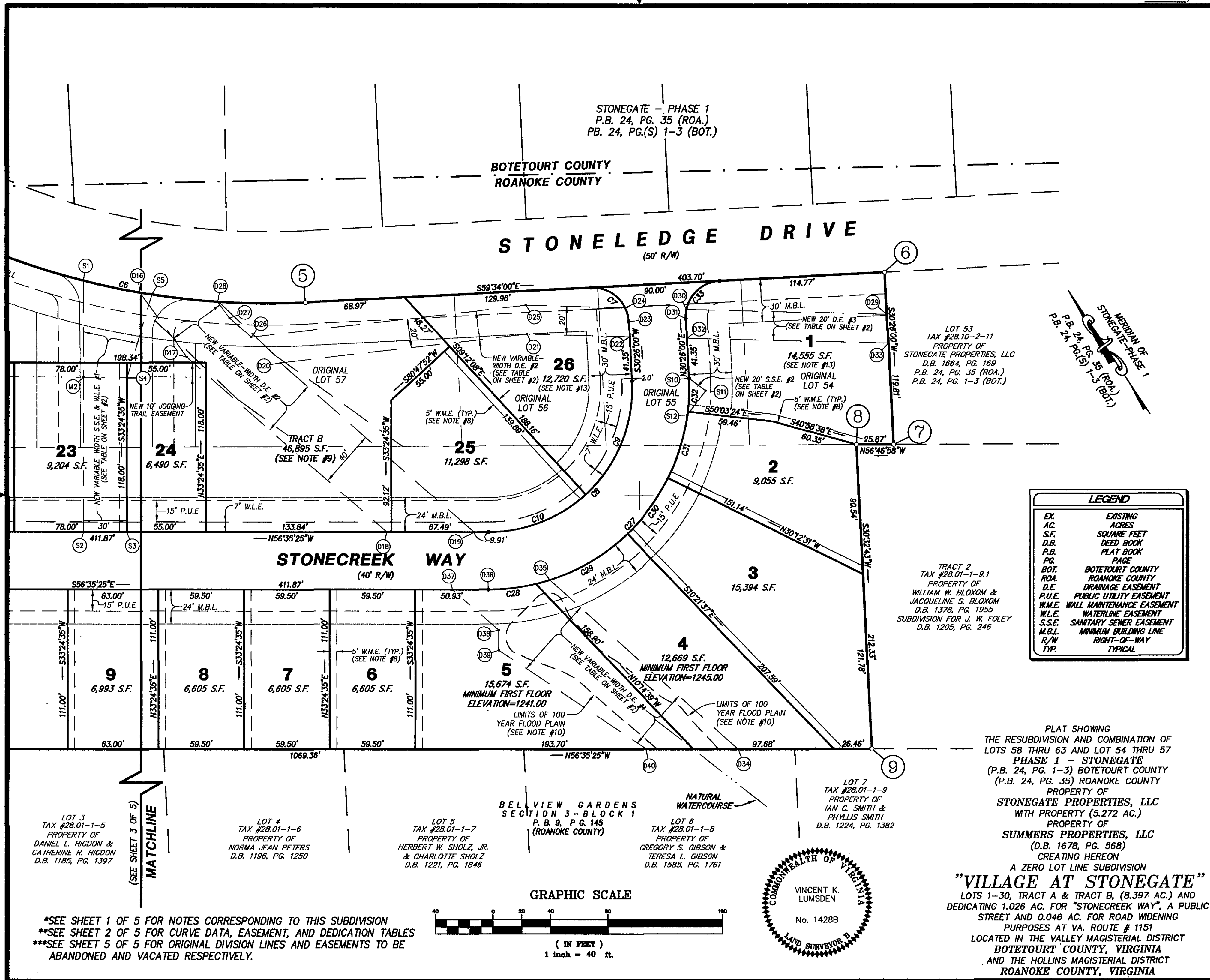




STONEGATE - PHASE 1
P.B. 24, PG. 35 (ROA.)
PB. 24, PG.(S) 1-3 (BOT.)

BOTETOURT COUNTY
ROANOKE COUNTY

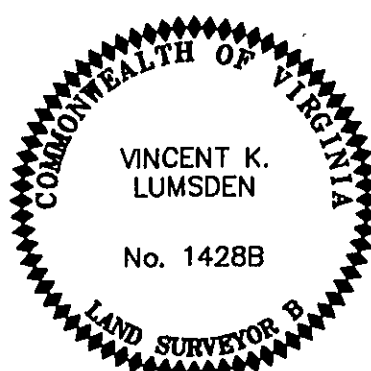
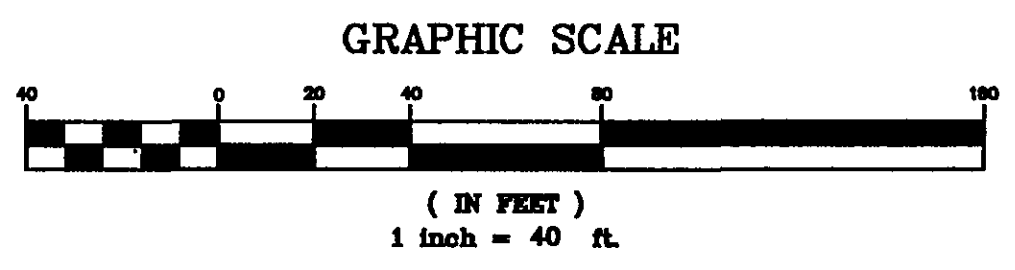
STONELEDGE DRIVE
(50' R/W)

STONECREEK WAY
(40' R/W)

STONEGATE - PHASE 1
P.B. 24, PG. 35 (ROA.)
P.B. 24, PG.(S) 1-3 (BOT.)

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

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



LOT 3
TAX #28.01-1-5
PROPERTY OF
DANIEL L. HIGDON &
CATHERINE R. HIGDON
D.B. 1185, PG. 1397

LOT 4
TAX #28.01-1-6
PROPERTY OF
NORMA JEAN PETERS
D.B. 1196, PG. 1250

LOT 5
TAX #28.01-1-7
PROPERTY OF
HERBERT W. SHOLZ, JR.
& CHARLOTTE SHOLZ
D.B. 1221, PG. 1846

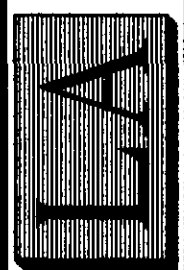
LOT 6
TAX #28.01-1-8
PROPERTY OF
GREGORY S. GIBSON &
TERESA L. GIBSON
D.B. 1585, PG. 1761

LOT 7
TAX #28.01-1-9
PROPERTY OF
IAN C. SMITH &
PHYLLIS SMITH
D.B. 1224, PG. 1382

*SEE SHEET 1 OF 5 FOR NOTES CORRESPONDING TO THIS SUBDIVISION
**SEE SHEET 2 OF 5 FOR CURVE DATA, EASEMENT, AND DEDICATION TABLES
***SEE SHEET 5 OF 5 FOR ORIGINAL DIVISION LINES AND EASEMENTS TO BE
ABANDONED AND VACATED RESPECTIVELY.

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

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



DATE: AUGUST 7, 2002
SCALE: 1" = 40'
COMM. NO.: 02-029
CADD FILE: FA2002\02029\SURVEY\02029R.DWG
SHEET 4 OF 5

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