

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PARK PLACE DEVELOPERS, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 32 TO 29 TO 33 THROUGH 45 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID PARK PLACE DEVELOPERS, INC. FROM JEAN O. WALLACE BY DEED DATED NOVEMBER 10, 1997, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1560, AT PAGE 84, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO F. WAYNE GRAVES AND DAVID B. SPIGEL, TRUSTEES, SECURING BANK OF BOTETOURT, BENEFICIARY, DATED NOVEMBER 14, 1997 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1560, AT PAGE 86.

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 15.2-2264 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE, AND WITH SECTION 17-10(J) OF 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 AND DEDICATE FOR PUBLIC USE ALL OF THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON, UNLESS OTHERWISE DENOTED.

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 RELEASES 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 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 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 HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS _____ DAY OF _____, 1999.

PARK PLACE DEVELOPERS, INC., OWNER

BY: _____ BY: _____
EDWARD C. PARK III, PRESIDENT F. WAYNE GRAVES, TRUSTEE

BY: _____
DAVID B. SPIGEL, TRUSTEE

STATE OF VIRGINIA

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT EDWARD C. PARK III, PRESIDENT OF PARK PLACE DEVELOPERS, INC., OWNER, F. WAYNE GRAVES AND DAVID B. SPIGEL, TRUSTEES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED _____, 1999, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____, 1999, AND STATE AND ACKNOWLEDGED THE SAME ON _____, 1999.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

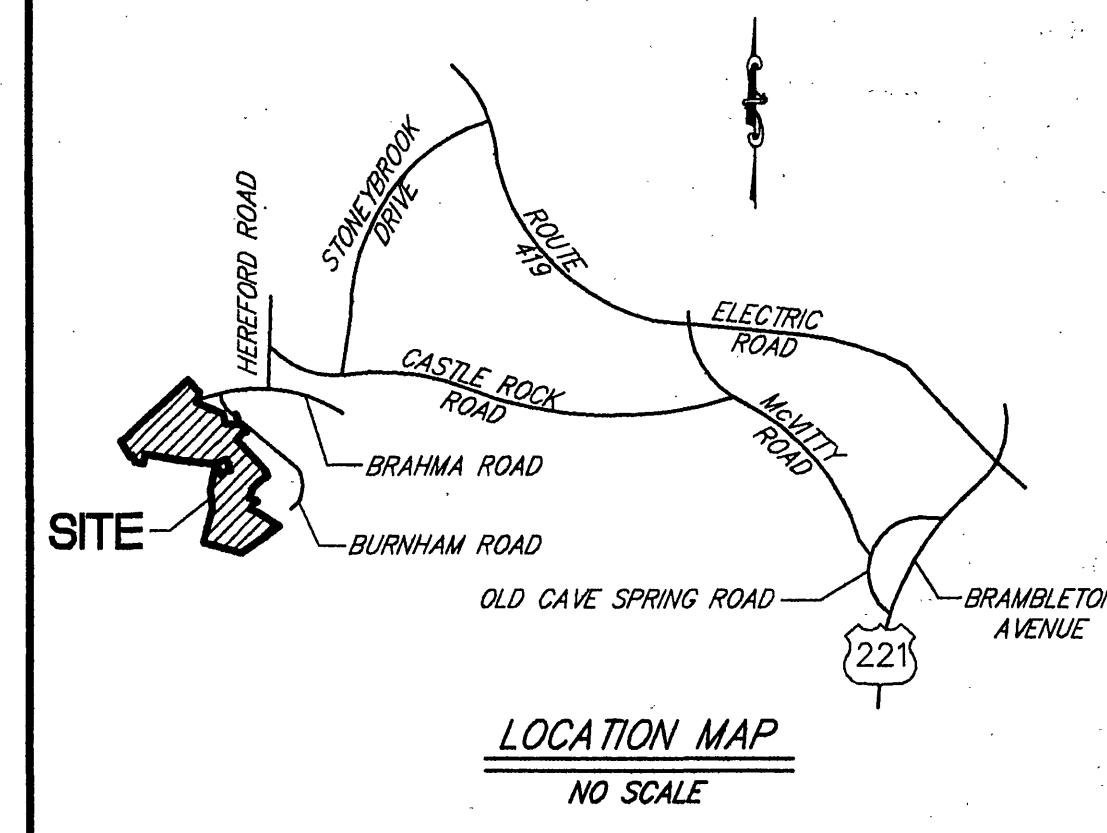
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	282.48'	166.89'	85.96'	164.47'	S 27°23'11" E	33°51'00"
C-2	282.48'	158.98'	81.65'	156.89'	S 26°35'03" E	32°14'43"
C-3	282.48'	7.91'	3.96'	7.91'	S 43°30'33" E	01°36'17"
C-4	25.00'	34.76'	20.85'	32.03'	S 86°00'04" W	79°39'32"
C-5	36.71'	25.15'	13.09'	24.66'	S 63°07'22" E	39°15'06"
C-6	36.71'	15.95'	8.11'	15.83'	S 55°56'51" E	24°54'03"
C-7	36.71'	9.19'	4.62'	9.17'	S 75°34'24" E	14°21'02"
C-8	86.71'	3.11'	1.55'	3.11'	N 76°04'39" W	02°03'15"
C-9	91.15'	99.78'	55.55'	94.87'	S 68°45'12" W	62°42'59"
C-10	85.00'	154.18'	108.65'	133.89'	S 14°34'04" E	103°55'35"
C-11	85.00'	140.55'	92.34'	125.08'	S 09°58'31" E	94°44'28"
C-12	85.00'	13.63'	6.83'	13.61'	S 61°56'18" E	09°11'07"
C-13	55.00'	246.27'	69.71'	86.36'	S 61°44'36" W	256°32'57"
C-14	55.00'	7.57'	3.79'	7.56'	S 62°35'25" E	07°52'54"
C-15	55.00'	30.38'	15.59'	30.00'	S 42°49'23" E	31°39'12"
C-16	55.00'	30.38'	15.59'	30.00'	S 11°10'11" E	31°39'12"
C-17	55.00'	45.13'	23.92'	43.87'	S 28°09'45" W	47°00'39"
C-18	55.00'	113.59'	92.15'	94.45'	N 69°09'50" W	118°20'11"
C-19	55.00'	19.21'	9.70'	19.11'	N 00°00'40" E	20°00'49"
C-20	35.00'	42.21'	24.10'	39.70'	N 24°32'01" W	69°06'12"
C-21	145.89'	18.96'	9.49'	18.95'	N 62°48'29" W	07°26'45"
C-22	125.00'	226.73'	159.78'	196.90'	N 14°34'04" W	103°55'35"
C-23	125.00'	31.11'	15.63'	31.03'	N 59°24'06" W	14°15'32"
C-24	125.00'	48.30'	24.45'	48.00'	N 41°20'09" W	22°08'21"
C-25	125.00'	48.30'	24.45'	48.00'	N 19°03'49" W	22°08'21"
C-26	125.00'	48.30'	24.45'	48.00'	N 03°04'32" E	22°08'21"
C-27	125.00'	48.30'	24.45'	48.00'	N 25°12'52" E	22°08'21"
C-28	125.00'	2.42'	1.21'	2.42'	N 36°50'23" E	01°06'40"
C-29	131.15'	143.56'	79.92'	136.50'	N 68°45'12" E	62°42'59"
C-30	131.15'	17.78'	8.90'	17.77'	N 41°16'45" E	07°46'05"
C-31	131.15'	48.83'	24.70'	48.54'	N 55°49'41" E	21°19'48"
C-32	131.15'	76.95'	39.62'	75.86'	N 83°18'09" E	33°37'07"

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 3) IRON PINS 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 DOES NOT LIE 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510190 0061 D, MAP #51161C0061 D, DATED OCTOBER 15, 1993. "ZONE X"
- 6) THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON PLANS ENTITLED "DEVELOPMENT PLAN FOR THE VILLAS AT CASTLE ROCK", DATED 16 NOVEMBER, 1998 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.
- 7) ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
- 8) ONE INTERIOR YARD MAY BE EQUAL TO ZERO (ZERO LOT LINE OPTION) FOR SINGLE FAMILY DETACHED DWELLINGS SUBJECT TO THE PROVISIONS OF ARTICLE IV, SECTION 30-82-12, ROANOKE COUNTY ZONING ORDINANCE.
- 9) PERPETUAL FIVE FOOT PRIVATE WALL MAINTENANCE EASEMENTS AS SHOWN ON THE INTERIOR LOT LINES OF LOTS WITHIN THE SUBDIVISION SHALL ONLY APPLY TO THOSE LOTS ON WHICH THE 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 AREA DESIGNATED PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENT ON THE PLAT SHALL NOT BE APPLICABLE AND NO SUCH EASEMENT SHALL BE DEEMED TO EXIST.
- 10) APPROXIMATE LOCATION OF 10' P.U.E. FOR 6" WATERLINE AND 3" WATERLINE PER PLAT ENTITLED "MAP MADE FOR JOHN A. SLOVENSKY SHOWING PROPERTY TO BE CONVEYED TO CASTLE ROCK WATER CO., INC." DATED OCTOBER 5, 1963, PREPARED BY T.P. PARKER, STATE CERTIFIED ENGINEER AND PER LOCATION OF 15' W.L.E. AS SHOWN ON LOT 1, MAP OF SECTION NO. 2, CASTLE ROCK WEST, RECORDED IN P.B. 9, PG. 91.
- 11) LOTS 1 THROUGH 19 SHALL BE ZERO LOT LINE LOTS.
- 12) MAINTENANCE OF ACCESS EASEMENT FROM POINTS "A1" THRU "A6" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 22 AND 23. MAINTENANCE OF THE ACCESS EASEMENT FROM POINTS "A6" THRU "A9" SHALL BE THE RESPONSIBILITY OF THE ROANOKE COUNTY UTILITY DEPARTMENT. THE GRADES OF THE ACCESS ROAD CONTAINED WITHIN THE ACCESS EASEMENT CAN NOT BE REVISED FROM THOSE SHOWN ON PLANS ENTITLED "DEVELOPMENT PLAN FOR THE VILLAS AT CASTLE ROCK", DATED 16 NOVEMBER, 1998 AND PREPARED BY LUMSDEN ASSOCIATES, P.C. WITHOUT WRITTEN APPROVAL FROM THE ROANOKE COUNTY UTILITY DEPARTMENT.
- 13) THE ROANOKE COUNTY UTILITY DEPARTMENT IS NOT LIABLE FOR ANY REPAIRS TO THE ACCESS EASEMENT ACROSS LOTS 22 AND 23 WHICH ARE REQUIRED DUE TO THE MAINTENANCE OF THE 20' WATER LINE EASEMENT.
- 14) LOTS 20 AND 21 MAY REQUIRE A 20' PRIVATE ACCESS EASEMENT FOR THE USE OF A DRIVEWAY SERVING LOTS 20 AND 21. LOCATION OF SAID EASEMENT TO BE DETERMINED BY THE OWNER/DEVELOPER AT THE TIME OF CONSTRUCTION OF SAID DRIVEWAY.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	14150.72211	36790.44683
2	14142.52578	36789.27270
3	14103.01843	36775.86646
4	14038.59917	36753.96667
5	13908.28051	37054.12472
6	13798.98440	37085.17090
7	13795.49404	37216.92468
8	13908.31369	37196.99994
9	13762.27554	37272.65507
10	13714.73475	37319.06664
11	13712.50140	37287.11939
12	13629.40225	37200.55013
13	13308.25528	37508.82400
14	13232.95405	37554.83187
15	13176.70326	37464.91331
16	13086.48727	37373.92775
17	13084.50217	37378.58961
18	12992.49626	37339.41165
19	12953.32172	37431.40953
20	12939.51742	37425.54088
21	12953.22970	37393.33880
22	12861.22379	37354.16083
23	12822.04583	37446.16674
24	12679.54158	37679.00130
25	12379.07875	37256.60250
26	12497.28956	36836.37851
27	12855.17625	36934.65288
28	13072.86394	36921.94276
29	13359.00998	36976.92775
30	13243.99610	37025.84985
31	13292.91820	37140.86373
32	13407.93208	37091.94163
33	13359.00998	36976.92775
34	13399.50940	36962.51887
35	13469.04626	36185.81309
36	13370.10117	36170.78476
37	13385.25554	36071.00980
38	13396.52628	36072.72166
39	13457.12014	36033.88785
40	13443.52804	36012.67958
41	13618.79837	35918.97210
42	13659.77874	35978.42708
43	13887.68206	36230.38123
44	14136.51606	36508.47194
45	14275.57228	36663.32325
46	14161.87041	36768.45067
1	14150.72211	36790.44683

AREA = 28.755 AC.



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 _____, 1999, AT _____ O'CLOCK _____ M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

PLAT SHOWING
"THE VILLAS AT CASTLE ROCK"

(SEE NOTE #11)

PROPERTY OF

PARK PLACE DEVELOPERS, INC.

SITUATED ALONG BRAHMA ROAD
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DATE: 16 NOVEMBER 1998

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

