

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DAVID C. & LORETTA T. WALTON ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON DESIGNATED TRACT "1-A" PLAT BOOK 21, PAGE 47 TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 3A TO 4 THROUGH 15 TO 15C TO C TO B TO A TO 3A, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 17, 1975, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN D.B. 1020, PG. 680 AND A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED APRIL 6, 1982 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN D.B. 1187, PG. 1214.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THAT CHARLES E. CONKLIN JR. AND KATHLEEN W. CONKLIN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON DESIGNATED ATRACT "1-B" PLAT BOOK 21, PAGE 47, TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 3 TO 3A TO A TO B TO C TO 15C TO 16 TO 17 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED AUGUST 13, 1998, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN D.B. 1589, PG. 526.

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

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS ____ DAY OF _____, 2008.

OWNERS

BY: _____ BY: _____
DAVID C. WALTON, OWNER LORETTA T. WALTON, OWNER

BY: _____ BY: _____
CHARLES E. CONKLIN JR., OWNER KATHLEEN W. CONKLIN, OWNER

LEGEND

P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
S.F. SQUARE FEET
AC. ACRE
R/W RIGHT OF WAY
EX. EXISTING
OE & T OVERHEAD ELECTRIC
& TELEPHONE
E ELECTRIC
N.D.L. NEW DIVISION LINE

STATE OF VIRGINIA
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID
AND STATE DO HEREBY CERTIFY THAT DAVID C. & LORETTA
T. WALTON, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED
_____, 2008, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY
AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON
_____, 2008.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

STATE OF VIRGINIA
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID
AND STATE DO HEREBY CERTIFY THAT CHARLES E. CONKLIN
JR. AND KATHLEEN W. CONKLIN, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING
WRITING DATED _____, 2008, HAVE EACH PERSONALLY APPEARED
BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED
THE SAME ON _____, 2008.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ARE ASSUMED

CORNER	NORTHING	EASTING
1	5000.26646	5004.29174
2	4758.31052	4983.24032
3	4700.48121	4959.07285
4	4487.11521	4836.64335
5	4392.62685	4814.74695
6	4394.89903	4805.00850
7	4375.67462	4782.84129
8	4360.19626	4605.92237
9	4362.65549	4545.88224
10	4365.87269	4519.89880
11	4378.59542	4500.00835
12	4362.08050	4397.98431
13	4346.25470	4217.09404
14	4340.21895	4198.71665
15	4856.06700	4013.53174
16	5102.45789	4669.52689
17	4981.85826	4707.80265
1	5000.26646	5004.29174

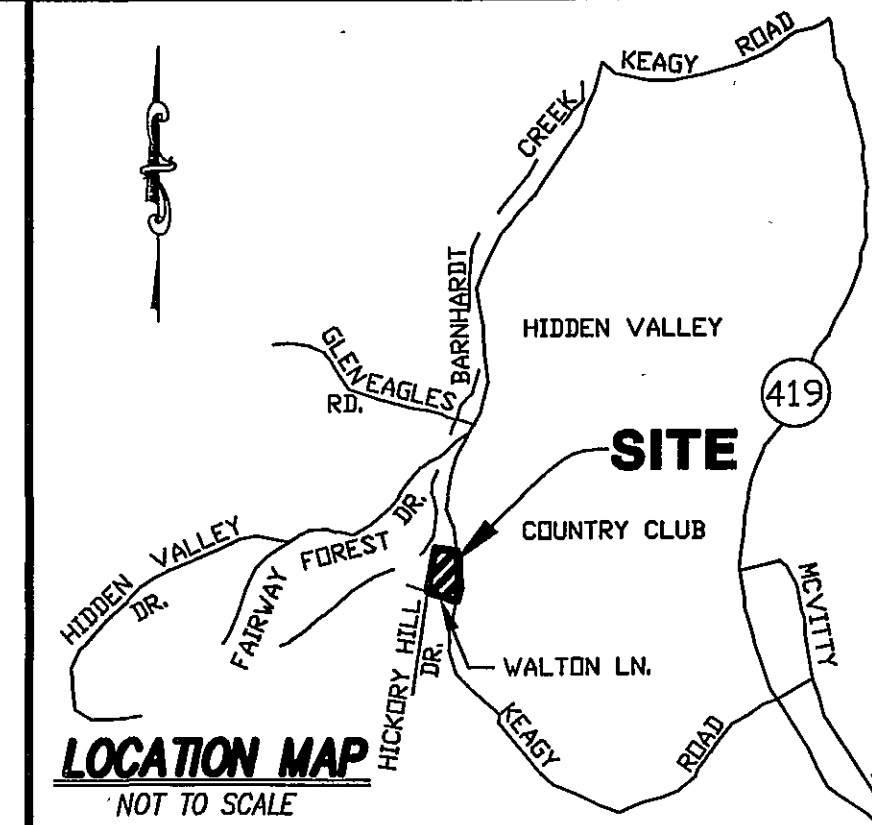
AREA = 522,775 S.F. = 12.001 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	470.00'	245.66'	125.70'	242.87'	S 04°58'21" W	29°56'49"
C2	25.00'	31.36'	18.12'	29.34'	S 49°04'00" W	71°52'00"
C3	235.00'	60.26'	30.29'	60.09'	N 87°39'16" W	14°41'28"
C4	285.00'	26.19'	13.10'	26.18'	N 82°56'30" W	5°15'55"
C5	25.00'	24.59'	13.39'	23.61'	N 57°23'43" W	56°21'29"
C6	55.00'	134.35'	150.93'	103.35'	S 80°48'18" W	139°57'25"
C7	55.00'	63.15'	35.57'	59.74'	N 62°06'29" W	65°47'01"
C8	55.00'	30.36'	15.58'	29.98'	S 69°11'06" W	31°37'47"
C9	55.00'	40.84'	21.41'	39.91'	S 32°05'54" W	42°32'37"

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE COMMUNITY PANEL NUMBER 510190 0143 G, MAP NUMBER 51161C0143G, DATED SEPTEMBER 28, 2007, SHADED ZONE "X" AND "AE".
5. LEGAL REFERENCE: P.B. 18, PG. 83, P.B. 21, PG. 47, D.B. 1020, PG. 680, D.B. 1187, PG. 1214 (WALTON) AND D.B. 1589, PG. 526 (CONKLIN).
6. THIS PLAT RESUBDIVIDES ROANOKE COUNTY TAX PARCELS #067.13-02-02.01-0000, 067.13-02-02.00-0000 AND 067.13-02-02.03-0000.
7. 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 THE SUBDIVISION.
8. 0.285 AC. BOUNDED BY CORNERS 15B TO 15C TO C TO B TO D TO 15B INCLUSIVE, PART OF ORIGINAL TRACT 1-A IS TO BE ADDED AND COMBINED WITH ORIGINAL TRACT 1-B (2.800 AC.) TO MAKE NEW TRACT 1-B1 (3.084 AC.).
9. 0.949 AC. BOUNDED BY CORNERS 3B TO 4 THROUGH 7 TO 7A TO E TO 3B INCLUSIVE, PART OF ORIGINAL TRACT 1-A IS TO BE ADDED AND COMBINED WITH ORIGINAL TRACT 2 (0.931 AC.) TO MAKE NEW TRACT 2A (1.879 AC.).
10. AN ELEVATION CERTIFICATE IS REQUIRED PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF BUILDING PERMITS.
11. NO NEW STRUCTURES CAN BE CONSTRUCTED WITHIN THE LIMITS OF THE FLOODWAY.
12. PROPOSED ENTRANCES SHOWN HEREON ARE APPROXIMATE AND MAYBE RELOCATED AT THE TIME VDOT ENTRANCE PERMITS ARE OBTAINED/ISSUED.
13. TEMPORARY ACCESS EASEMENT TO LOTS 1-A1 AND 1-A2 SHALL BE VACATED UPON COMPLETION OF NEW BRIDGE AND DRIVEWAY TO SAID LOTS CROSSING BARNHARDT CREEK LOCATED IN NEW PRIVATE VARIABLE WIDTH DRIVEWAY EASEMENTS # 1 & 2.

INSTRUMENT #**APPROVAL:**

AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE _____

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS _____ DAY OF _____, 2008, AT _____ O'CLOCK ____M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK _____

PLAT SHOWING THE
SUBDIVISION AND COMBINATION OF
TRACT 2

"WALTON ACRES" (P.B. 18, PG. 83)
AND

TRACT 1-A

RESUBDIVISION OF "WALTON ACRES" (P.B. 21, PG. 47)
CREATING HEREON NEW

TRACT 1-A1 (4.547 AC.),

TRACT 1-A2 (1.828 AC.),

TRACT 1-A3 (0.663 AC.) AND

TRACT 2A (1.879 AC.)

BEING THE
PROPERTY OF

DAVID C. & LORETTA T. WALTON

AND
TRACT 1-B

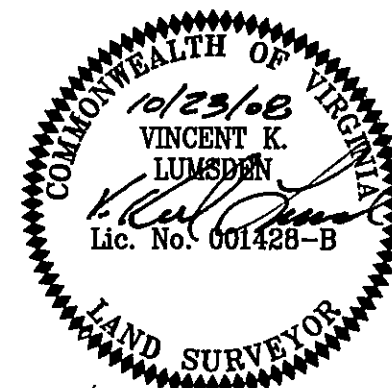
RESUBDIVISION OF "WALTON ACRES" (P.B. 21, PG. 47)
CREATING HEREON NEW

TRACT 1-B1 (3.084 AC.)

BEING THE
PROPERTY OF

**CHARLES E. CONKLIN JR. AND
KATHLEEN W. CONKLIN**

SITUATED ALONG WALTON LANE
WINDSOR HILL MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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



DATE: October 23, 2008
COMM. NO.: 08-148
SCALE: NONE

SHEET 1 OF 2