

04040comp-tpcov.plt

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BOONE HOMES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 13 TO 1, INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID BOONE HOMES, INC. FROM PALM LAND COMPANY, LC, BY DEED DATED: AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK , AT PAGE , AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO EDWARD A. NATT AND G. STEVEN AGE, TRUSTEES, SECURING NICHOLAS H. BEASLEY AND SUSAN BEASLEY, NOTEHOLDERS, DATED AUGUST 31, 1995, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1484, AT PAGE 913.

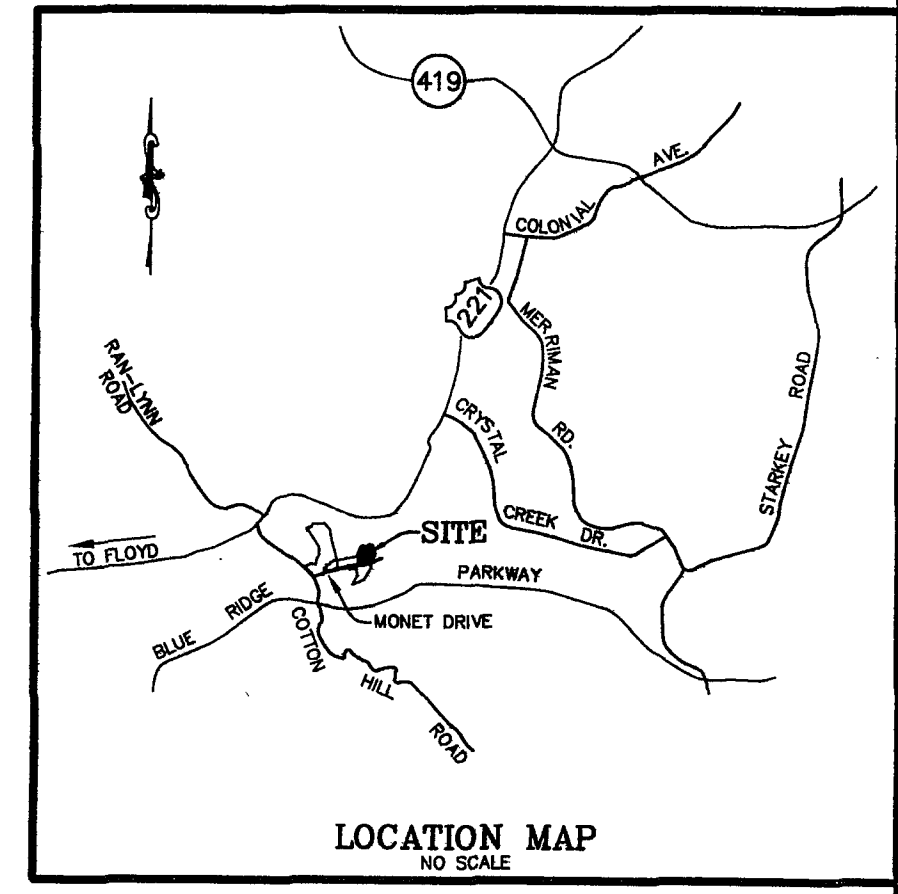
THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

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 ALL DRAINAGE AND PUBLIC UTILITY EASEMENTS TO THE COUNTY OF ROANOKE. THE SAID OWNER DOES FURTHER DEDICATE TO THE WESTERN VIRGINIA WATER AUTHORITY ALL EASEMENTS INDICATED FOR WATER AND SANITARY SEWER WITHIN THE BOUNDARY AS SHOWN HEREON.

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 _____, 2006.

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 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 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C0063D AND DATED OCTOBER 15, 1993.
6. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME A PORTION OF THE MAINTENANCE RESPONSIBILITIES OF THE STORM WATER MANAGEMENT FACILITY AS SHOWN ON PLANS ENTITLED "DEVELOPMENT PLAN FOR SECTION No. 1, THE GROVES", DATED 18 OCTOBER 1994 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.
7. LOTS 1 THROUGH 13 SHALL REQUIRE PRESSURE REDUCING VALVES.
8. ALL LOTS SHALL HAVE A MAXIMUM BUILDING COVERAGE OF 70% PERCENT AND A MAXIMUM LOT COVERAGE OF 80% PERCENT.
9. ALL EASEMENTS SHOWN ON THIS PLAT ARE NEW UNLESS DESIGNATED OTHERWISE.



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ROANOKE, VIRGINIA 24018

BOONE HOMES, INC., OWNER

BY: G. LEN BOONE, MANAGER
BY: EDWARD A. NATT, TRUSTEE

STATE OF VIRGINIA

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT G. LEN BOONE, MANAGER, FOR BOONE HOMES, INC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2006.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

STATE OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT EDWARD A. NATT, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____, 2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2006.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

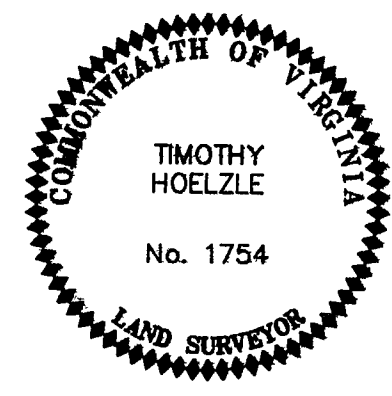


APPROVED

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 _____, 2006, AT _____ O'CLOCK

TESTEE: STEVEN A. McGRAW, CLERK
DEPUTY CLERK



PLAT OF SUBDIVISION FOR
BOONE HOMES, INC
CREATING HEREON
SECTION No. 10
"THE GROVES"
BEING A SUBDIVISION OF TRACT "A-1" (P.B. 29 PG. 25)
TAX # 96.02-01-46.06
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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

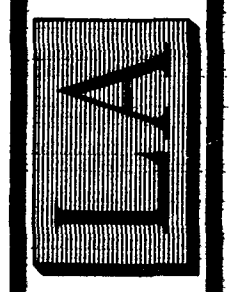


Table with columns: DATE (MAY 24, 2006), COMM. NO. (04-040), SCALE (NONE), SHEET 1 OF 2

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