

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT INNSBROOKE, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 13 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM MARK E. KYTCHEN ET ALS, DATED MARCH 2, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT NUMBER # 200403355, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO BB&T-VA COLLATERAL SERVICE CORPORATION SECURING BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, DATED MARCH 2, 2004 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 200403356.

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 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, DEDICATED IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION (1.075 ACRE) AND HEREBY DEDICATES FOR PUBLIC USE ALL OF THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

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 RELEASED 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 THEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 18th DAY OF June, 2004.

BY: Robert K. Best, Jr. INNSBROOKE, L.L.C. BY: BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE

STATE OF VIRGINIA City of Roanoke

I, Myrna E. Linkous, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Roanoke AND STATE DO HEREBY CERTIFY THAT Robert K. Best, Jr. WITH INNSBROOKE, L.L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED June 18, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City of Roanoke AND STATE AND ACKNOWLEDGED THE SAME ON June 18, 2004.

MY COMMISSION EXPIRES October 31, 2005

Myrna E. Linkous NOTARY PUBLIC

STATE OF VIRGINIA City of Roanoke

I, Myrna E. Linkous, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Roanoke AND STATE DO HEREBY CERTIFY THAT Randall S. Kefler TRUSTEE WITH BB&T-VA COLLATERAL SERVICE CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED June 18, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City of Roanoke AND STATE AND ACKNOWLEDGED THE SAME ON June 18, 2004.

MY COMMISSION EXPIRES October 31, 2005

Myrna E. Linkous NOTARY PUBLIC

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 EFFECT THE PROPERTY NOT SHOWN HEREON.
- 3. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- 4. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA MAP #5116C0023D, ZONE "X". IT DOES HOWEVER, LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY LUMSDEN ASSOCIATES, P.C. AS REQUIRED BY THE COUNTY OF ROANOKE.
- 5. APPROVAL HEREOF BY 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.
- 6. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE PLANS FOR SECTION No. 2, TIMBER RIDGE DATED JANUARY 21, 2004, REVISED MAY 27, 2004 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.
- 7. SEE THE RECORD PLAT OF SECTION 1, TIMBER RIDGE, PLAT BOOK 18, PAGE 128 FOR DETAIL DIMENSIONS ON THE LOCATION OF RECORDED EASEMENTS.
- 8. SEE CHART FOR MINIMUM FINISHED FLOOR ELEVATIONS. BENCHMARK - P.K. NAIL IN C & P POLE #43 ON WOODHAVEN ROAD ELEVATION = 1154.89 NO OBSTRUCTIONS TO NATURAL DRAINAGE FLOW WILL BE ALLOWED NOR CONSTRUCTION OF ANY STRUCTURE, PERMANENT OR ACCESSORY, PERMITTED IN THE FLOOD PLAIN AS SHOWN HEREON.
- 9. ALL OF LOT 18 IS A STORMWATER MANAGEMENT AREA AND WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
- 10. NO GRADING OR BUILDING ACTIVITY WILL BE ALLOWED WITHIN THE 100 YEAR FLOOD YEAR FLOODPLAIN.

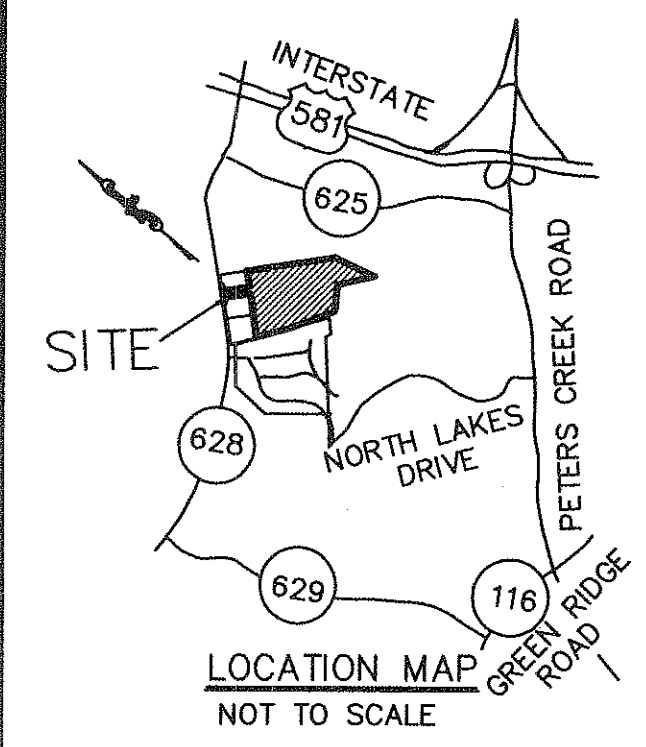
LEGEND

D.E.	DRAINAGE EASEMENT
S.M.E.	STORMWATER MANAGEMENT EASEMENT
W.L.E.	WATER LINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE
R/W	RIGHT-OF-WAY
EX.	EXISTING
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

COR	NORTHING	EASTING
1	10480.82963	9941.07539
2	10535.50868	10012.57347
3	10500.75880	10007.67950
4	10409.44611	10075.39450
5	10477.86832	10167.66083
6	9967.57155	10550.00846
7	9675.33694	10564.52069
8	9867.49017	10398.91841
9	9800.54634	10234.28465
10	9999.93196	10000.06485
11	10169.61144	9838.32434
12	10376.22895	10050.22897
13	10475.86270	9976.34328
1	10480.82963	9941.07539

AREA = 272,077 S.F. = 6.246 ACRES



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	25.00'	38.90'	24.63'	35.09'	S08°00'59"W	89°09'08"
C-2	280.44'	70.64'	35.51'	70.45'	S29°20'37"E	14°25'55"
C-3	280.44'	7.06'	3.53'	7.06'	N35°50'20"W	1°26'29"
C-4	280.44'	63.58'	31.93'	63.45'	N28°37'23"W	12°59'25"
C-5	25.00'	24.33'	13.23'	23.39'	S50°00'48"E	55°46'16"
C-6	55.00'	279.86'	37.42'	61.88'	S67°52'20"W	291°32'32"
C-7	55.00'	40.92'	21.46'	39.98'	N56°35'01"W	42°37'49"
C-8	55.00'	47.59'	25.40'	46.11'	N10°28'58"W	49°34'18"
C-9	55.00'	51.42'	27.76'	49.57'	N41°05'16"E	53°34'09"
C-10	55.00'	69.84'	40.52'	65.24'	S75°45'03"E	72°45'15"
C-11	55.00'	65.82'	37.49'	61.96'	S05°05'30"E	68°33'49"
C-12	55.00'	4.27'	2.14'	4.27'	S31°25'00"W	4°27'12"
C-13	25.00'	24.33'	13.23'	23.39'	N05°45'28"E	55°46'16"
C-14	240.44'	60.56'	30.44'	60.40'	N29°20'37"W	14°25'55"
C-15	240.44'	25.96'	12.99'	25.95'	S25°13'16"E	6°11'12"
C-16	240.44'	34.60'	17.33'	34.57'	S32°26'13"E	8°14'42"
C-17	29.00'	49.46'	33.19'	43.68'	N85°25'05"W	97°43'00"
C-18	25.00'	24.33'	13.23'	23.39'	S17°50'18"W	55°46'16"
C-19	55.00'	279.86'	37.42'	61.88'	N44°16'34"W	291°32'32"
C-20	55.00'	59.19'	32.83'	56.38'	S20°47'02"W	61°39'45"
C-21	55.00'	47.33'	25.24'	45.88'	N76°16'04"E	49°18'18"
C-22	55.00'	45.60'	24.20'	44.31'	S55°19'34"E	47°30'26"
C-23	55.00'	52.48'	28.43'	50.51'	S04°14'20"E	54°40'01"
C-24	55.00'	70.98'	41.41'	66.16'	S60°04'05"W	73°56'50"
C-25	55.00'	4.27'	2.14'	4.27'	N80°43'54"W	4°27'12"
C-26	25.00'	24.33'	13.23'	23.39'	N73°36'34"E	55°46'16"
C-27	29.00'	41.65'	25.34'	38.16'	N04°43'55"E	82°17'00"
C-28	25.00'	39.64'	25.37'	35.62'	N81°59'01"W	90°50'52"

MINIMUM FLOOR ELEVATIONS

LOT	ELEVATION
2	1148.00
3	1148.00
4	1148.00
19	1138.6
20	1139.9

SEE NOTE #8

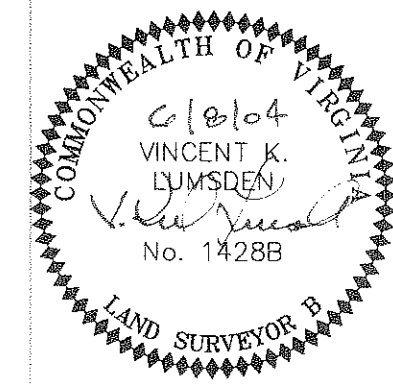
APPROVED:

Denise Jorden 6/22/04
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 June 23, 2004, AT 12:01 O'CLOCK P.M.

TESTEE: STEVEN A. McGRAW, CLERK

DEPUTY CLERK



PLAT SHOWING THE RESUBDIVISION OF THE REMAINING PORTION OF TRACT "A" (P.B. 19, PG. 72) CREATING HEREON SECTION No. 2

TIMBER RIDGE

PROPERTY OF INNSBROOKE, L.L.C.
LOCATED ALONG WOODHAVEN RD. (VA. SEC. RTE. 628)
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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

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

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

DATE: JUNE 8, 2004 SCALE: 1" = 1' COMM. NO: 03-167 CADD FILE: F:\2003\03167\SUR\SEC2\03167R01 SHEET 2 OF 2