

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PALM LAND COMPANY, L.C. 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 A PORTION OF THE LAND CONVEYED TO SAID PALM LAND COMPANY, L.C. FROM NICHOLAS H. BEASLEY BY DEED DATED AUGUST 25, 1995, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1484, AT PAGE 909, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO EDWARD A. NATT AND G. STEVEN AGEE, 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 FOR PUBLIC USE ALL OF THE EASEMENTS INDICATED FOR WATER AND SANITARY SEWER TO THE WESTERN VIRGINIA WATER AUTHORITY 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 21ST DAY OF DECEMBER, 2004.

PALM LAND COMPANY, L.C., OWNER

BY: G. Len Boone
G. LEN BOONE, MANAGER

BY: Edward A. Natt
EDWARD A. NATT, TRUSTEE

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT G. LEN BOONE, MANAGER, FOR PALM LAND COMPANY, L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 15, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 21, 2004.

MY COMMISSION EXPIRES MARCH 31, 2008

Arlene M. Skellington
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT EDWARD A. NATT, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED DECEMBER 15, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON DECEMBER 21, 2004.

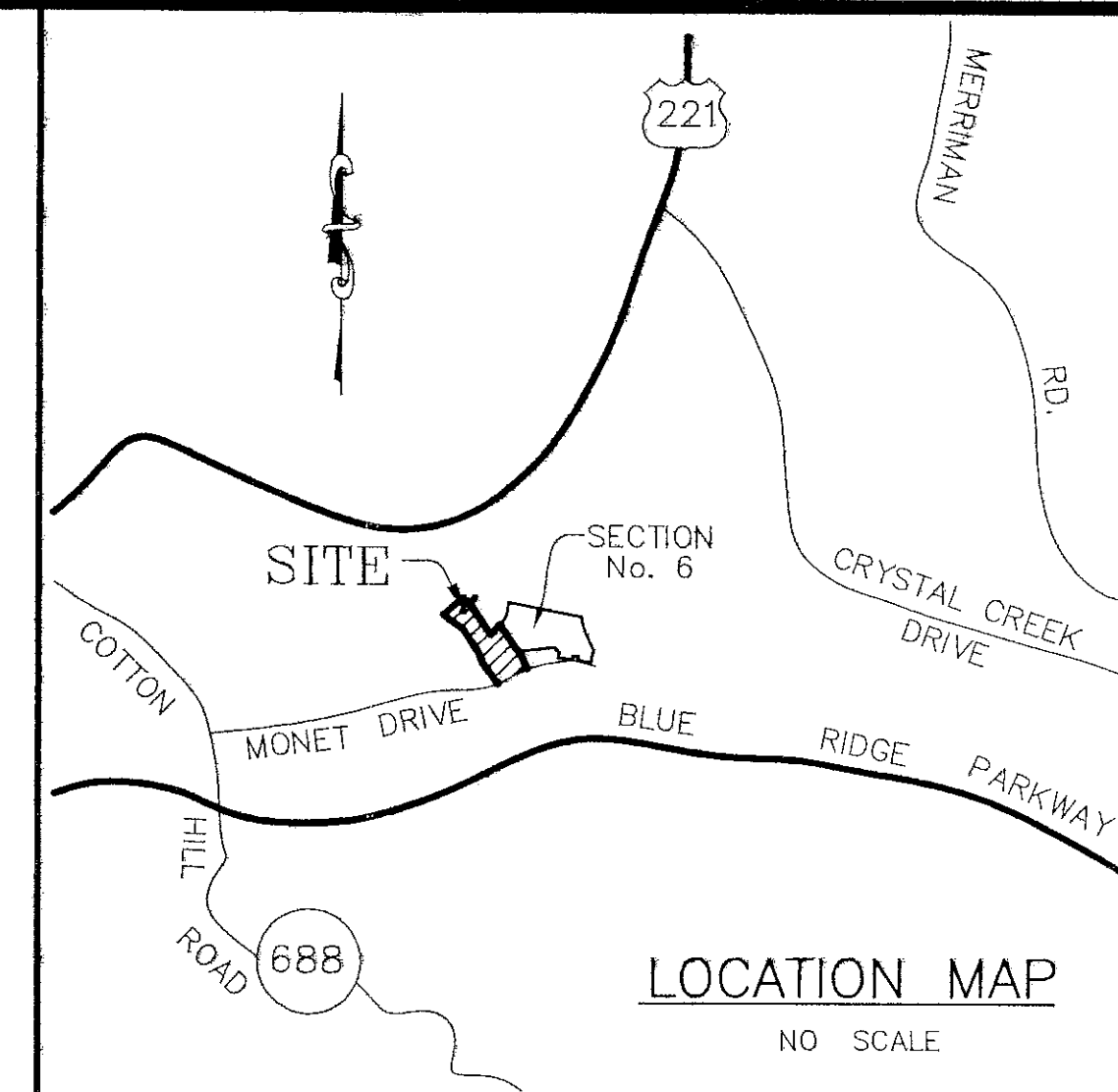
MY COMMISSION EXPIRES MAY 31, 2006

Larry T. Ogle, Jr.
NOTARY PUBLIC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	502.46'	126.37'	63.52'	126.04'	S 60°24'47" W	14°24'36"
C2	452.46'	154.22'	77.86'	153.47'	S 62°58'20" W	19°31'43"
C3	280.00'	103.42'	52.30'	102.83'	N 22°42'27" W	21°09'43"
C4	502.46'	79.13'	39.65'	79.05'	S 63°06'23" W	9°01'23"
C5	502.46'	47.24'	23.64'	47.22'	S 55°54'05" W	5°23'13"
C6	452.46'	53.84'	26.95'	53.81'	S 56°37'01" W	6°49'04"
C7	452.46'	100.38'	50.40'	100.17'	N 66°22'53" E	12°42'39"
C8	30.00'	51.84'	35.12'	45.62'	N 10°31'37" E	98°59'52"
C9	240.00'	45.12'	22.63'	45.06'	N 44°21'28" W	10°46'19"
C10	280.00'	181.58'	94.11'	178.41'	N 31°09'58" W	37°09'20"
C11	280.00'	11.53'	5.77'	11.53'	S 48°33'51" E	2°21'34"
C12	280.00'	68.56'	34.45'	68.39'	S 40°22'10" E	14°01'49"
C13	280.00'	68.83'	34.59'	68.65'	S 26°18'45" E	14°05'01"
C14	280.00'	32.66'	16.35'	32.64'	S 15°55'46" E	6°40'56"
C15	240.00'	90.61'	45.85'	90.07'	N 23°24'15" W	21°37'53"
C16	240.00'	32.07'	16.06'	32.05'	S 16°25'00" E	7°39'22"
C17	240.00'	58.54'	29.42'	58.39'	S 27°13'56" E	13°58'30"
C18	240.00'	17.13'	8.57'	17.13'	N 36°15'52" W	4°05'21"
C19	30.00'	40.26'	23.82'	37.30'	N 76°45'10" W	76°53'15"
C20	50.00'	144.40'	392.36'	99.20'	N 32°27'32" W	165°28'31"
C21	50.00'	38.24'	20.11'	37.31'	N 86°42'44" E	43°49'03"
C22	50.00'	106.17'	89.57'	87.32'	S 10°33'00" E	121°39'28"
C23	280.00'	105.71'	53.49'	105.08'	S 23°24'15" E	21°37'53"
C24	280.00'	29.96'	15.00'	29.95'	N 31°09'15" W	6°07'53"
C25	280.00'	75.75'	38.11'	75.52'	N 20°20'18" W	15°30'00"
C26	240.00'	155.64'	80.67'	152.92'	S 31°09'58" E	37°09'20"
C27	240.00'	18.76'	9.38'	18.75'	N 14°49'39" W	4°28'41"
C28	240.00'	71.43'	35.98'	71.17'	N 25°35'35" W	17°03'12"
C29	240.00'	65.45'	32.93'	65.24'	N 41°55'55" W	15°37'27"
C30	280.00'	60.90'	30.57'	60.78'	S 43°30'46" E	12°27'45"
C31	280.00'	2.43'	1.22'	2.43'	N 49°29'42" W	0°29'52"
C32	280.00'	58.47'	29.34'	58.36'	N 43°15'50" W	11°57'53"
C33	30.00'	44.05'	27.07'	40.20'	S 79°20'36" E	84°07'25"
C34	280.00'	42.49'	21.29'	42.45'	N 16°28'26" W	8°41'41"
C35	280.00'	60.93'	30.58'	60.81'	N 27°03'17" W	12°28'02"

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 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.
- IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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.
- 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.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME 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.
- LOTS 1 THROUGH 16 SHALL REQUIRE PRESSURE REDUCING VALVES.
- ALL EASEMENTS SHOWN ON THIS PLAT ARE NEW UNLESS DESIGNATED OTHERWISE.



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	3599464.42334	11040664.34202
2	3599402.19345	11040554.74006
3	3599332.45288	11040418.02979
4	3599519.79778	11040290.61592
5	3599614.65699	11040250.92090
6	3599804.78674	11040126.08390
7	3599919.48520	11039963.35177
8	3600067.18446	11040129.29428
9	3599949.92397	11040226.71913
10	3599753.85622	11040360.06543
11	3599841.03796	11040433.80093
12	3599625.11881	11040580.64812
13	3599613.88459	11040599.28465
1	3599464.42334	11040664.34202

AREA = 4.278 ACRES

APPROVED

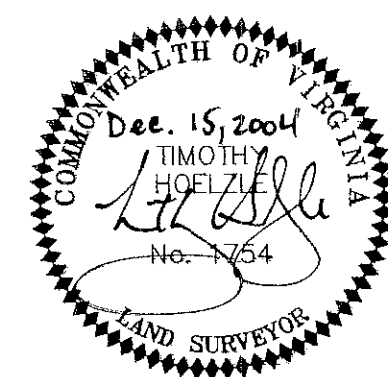
John J. Mugg
AGENT, ROANOKE COUNTY PLANNING COMMISSION

12-30-04
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 12/30, 2004, AT 11:59 O'CLOCK

TESTEE: STEVEN A. MCGRAW, CLERK

Robert D. Dool
DEPUTY CLERK



PLAT OF SUBDIVISION FOR
PALM LAND COMPANY, L.C.
CREATING HEREON
SECTION No. 11
"THE GROVES"
BEING A SUBDIVISION OF A PORTION OF TRACT "A" (P.B. 17 PG. 3)
TAX # 96.02-01-46.04
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
DATE: DECEMBER 15, 2004
COMM. NO.: 03
CADD FILE: EV
SHEET 1 OF 2