

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PHILLIP L. BOONE IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 15 THRU 20, 24 THRU 26 TO 15, INCLUSIVE, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY STEVEN ALLEN BOONE BY DEED DATED APRIL 26, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY AS INSTRUMENT NO. 200506310.

THAT GERALD D. BOONE, JR. (DANNIE) IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 6 THRU 15, 26 TO 6, INCLUSIVE, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY OTHA W. BOONE AND LOTTIE T. BOONE BY DEED DATED AUGUST 22, 1974 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1064, PAGE 656.

THAT CECIL A. BOONE AND BARBARA BOONE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 20 THRU 24 TO 20, INCLUSIVE, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY OTHA W. BOONE AND LOTTIE T. BOONE BY DEED DATED AUGUST 22, 1974 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1064, PAGE 87.

THAT THE ESTATE OF O. W. BOONE IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6, 26 THRU 23 TO 1, INCLUSIVE, BEING A PORTION OF THE PROPERTY BEQUEATHED TO SAID OWNER BY THE ESTATE OF OTHA W. BOONE, WILL RECORDED IN THE AFORESAID CLERK'S OFFICE IN W.B. 44, PAGE 1389.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTY AS SHOWN OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE LINES SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

Phillip L. Boone 7-14-06 DATE
PHILLIP L. BOONE, OWNER
INST. NO. 200506310

Cecil A. Boone 8-2-06 DATE
CECIL A. BOONE, OWNER
D.B. 1064, PG. 87

Barbara Boone 8-2-06 DATE
BARBARA BOONE, OWNER
D.B. 1064, PG. 87

Irish B. Nelms 11-13-06 DATE
IRISH B. NELMS, EXECUTOR
O. W. BOONE ESTATE W.B. 44, PG. 1389

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Rebecca Sison, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PHILLIP L. BOONE WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 14th DAY OF July, 2006.

MY COMMISSION EXPIRES: 11/30/2006
NOTARY PUBLIC

STATE OF ARIZONA County of MAHARAJA TO WIT:

I, Rebecca Sison, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT GERALD D. BOONE, JR. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28th DAY OF Aug, 2006.

MY COMMISSION EXPIRES: 01-16-09
NOTARY PUBLIC

STATE OF VIRGINIA County of Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CECIL A. BOONE AND BARBARA BOONE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 2nd DAY OF August, 2006.

MY COMMISSION EXPIRES: 9-30-06
NOTARY PUBLIC

LEGEND
VDOT= VIRGINIA DEPARTMENT OF TRANSPORTATION
P.I. = POINT OF INTERSECTION
C & P = CHESAPEAKE & POTOMAC
W/CAP = WITH CAP
AC. = ACRE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:53 O'CLOCK 4 A.M. ON THIS 1 DAY OF Dec, 2006.

TESTE: STEVEN A. McGRAW
CLERK
BY: Notary Seal
DEPUTY CLERK

STATE OF VIRGINIA County of Spotsylvania TO WIT:

I, Bonnie Lee Cecil, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT IRIS B. NELMS, EXECUTOR OF THE ESTATE OF O. W. BOONE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13th DAY OF November, 2006.

MY COMMISSION EXPIRES: Jan 31, 2009
NOTARY PUBLIC

CURVE	LENGTH	RADIUS	TANGENT CHORD BEARING	DISTANCE	DELTA
C1	122.77	81.79	76.27 N 87°31'00" E	111.56	86°00'00"
C2	154.62	97.76	98.82 S 85°44'53" W	139.00	90°37'13"
C3	77.74	51.79	48.29 N 87°31'00" E	70.64	86°00'00"

PRIVATE 30' ROAD
0.549 AC. TRACT D
OMN 107.00-04-50.00-0000
PPIDF 107.00-04-50.02-0000
TPID 1744607 00003

LOT 1
PROPERTY OF
BOBBY B. &
SANDRA P. BOONE
TAX # 107.00-04-57
D.B. 824, PG. 65

LOT 4
PROPERTY OF
ROCKY L. GIBSON
TAX # 107.00-04-56
D.B. 1518, PG. 1838

LOT 6
PROPERTY OF
DOUGLAS L. &
ROSE M. HURD
TAX # 107.00-04-54
D.B. 1518, PG. 1838

NEW LOT 5A
PROPERTY OF
DENNIS E. LAVENDER &
TERESA K. STCLAIR
TAX # 107.00-04-55
D.B. 1625, PG. 1363

TRACT A
1.104 AC. PT. TRACT A
+0.141 AC.
1.245 AC. TRACT A-1
OMN 107.00-04-50.00-0000
PPIDF 107.00-04-50.01-0000
TPID 1744607 00002

TRACT B-1
0.948 AC. TRACT B-1
+0.084 AC.
1.017 AC. TRACT B-1
OMN 107.00-04-52.01-0000
PPIDF 107.00-04-52.01-0000
TPID 1750070 00002

TRACT C-1
1.010 AC. PT. TRACT C
+0.003 AC.
-0.028 AC.
+0.015 AC.
1.000 AC. TRACT C-1
OMN 107.00-04-53.00-0000
PPIDF 107.00-04-53.01-0000
TPID 1746502 00003

TRACT D (PRIVATE ROAD)
0.549 AC. TRACT D
OMN 107.00-04-50.00-0000
PPIDF 107.00-04-50.02-0000
TPID 1744607 00003

TRACT A-1
1.245 AC. TRACT A-1
OMN 107.00-04-50.00-0000
PPIDF 107.00-04-50.01-0000
TPID 1744607 00002

TRACT B-1
1.017 AC. TRACT B-1
OMN 107.00-04-52.01-0000
PPIDF 107.00-04-52.01-0000
TPID 1750070 00002

TRACT C-1
1.000 AC. TRACT C-1
OMN 107.00-04-53.00-0000
PPIDF 107.00-04-53.01-0000
TPID 1746502 00003

TRACT D (PRIVATE ROAD)
0.549 AC. TRACT D
OMN 107.00-04-50.00-0000
PPIDF 107.00-04-50.02-0000
TPID 1744607 00003

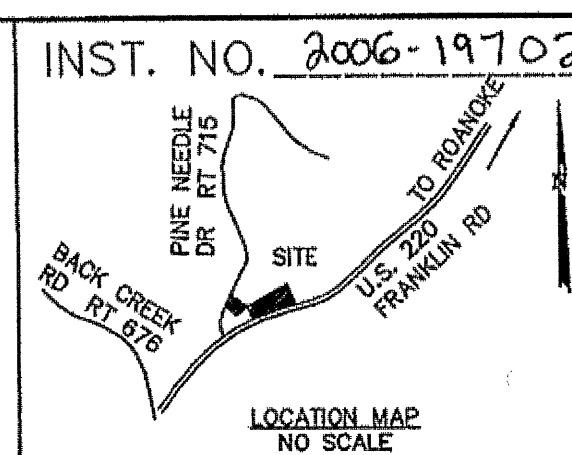
TRACT A-1
1.245 AC. TRACT A-1
OMN 107.00-04-50.00-0000
PPIDF 107.00-04-50.01-0000
TPID 1744607 00002

TRACT B-1
1.017 AC. TRACT B-1
OMN 107.00-04-52.01-0000
PPIDF 107.00-04-52.01-0000
TPID 1750070 00002

TRACT C-1
1.000 AC. TRACT C-1
OMN 107.00-04-53.00-0000
PPIDF 107.00-04-53.01-0000
TPID 1746502 00003

TRACT D (PRIVATE ROAD)
0.549 AC. TRACT D
OMN 107.00-04-50.00-0000
PPIDF 107.00-04-50.02-0000
TPID 1744607 00003

GENERAL NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0085 D, DATED OCTOBER 15, 1993 (PANEL NOT PRINTED) THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED.



REFERENCE MAPS:
1. STATE HIGHWAY PLANS PROJECT NO. 6220-050-111, C-501, PE-101, RW-201
2. SURVEY FOR O. W. BOONE BY T. P. PARKER & SON DATED JUNE 11, 1974.
3. O. W. BOONE PROPERTY BY A. G. FRALIN, C.L.S. DATED 18 DEC. 1955 AND RECORDED IN D.B. 872, PG. 797.
4. SUBDIVISION MAP FOR RUBY PATE ST. CLAIR BY JACK G. BESS, C.L.S. DATED APRIL 22, 1992 AND RECORDED IN P.B. 14, PG. 73.

ROANOKE COUNTY NOTES:
1. 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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
2. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.
3. THE ROAD SERVING THESE LOTS IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

RESUBDIVISION FOR
PHILLIP L. BOONE
GERALD G. BOONE, JR.
CECIL A. & BARBARA BOONE
O. W. BOONE ESTATE
SHOWING RESUBDIVISION OF
TRACT A, MAJOR PART OF TRACT B,
PART OF TRACT C, ROADWAY AND
PART OF TRACT 4, C. B. BOONE LAND
CREATING HEREON TRACT A-1 (1.245 ACRES),
TRACT B-1 (1.017 ACRES), TRACT C-1 (1.000 ACRE)
AND TRACT D (30' PRIVATE ROAD, 0.549 ACRE)
SITUATE OFF PINE NEEDLE DRIVE
VA. SEC. RTE. #715
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

TAX # 107.00-04-50.00
107.00-04-52.00
107.00-04-53.00
DRAWN: LRD
CALC: LRD
SCALE: 1" = 80'
DATE: JUNE 5, 2006
W.O. 06-0188-02
N.B. RR-49
REV: JULY 7, 2006



P.B. 30, PG. 178

