

KNOW ALL MEN BY THESE PRESENTS, TO WIT,

THAT BOONE, BOONE & LOEB, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 23 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER FROM EDWIN O. GRISSO BY INSTRUMENT No. 200226522, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, DATED DECEMBER 23, 2002.

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 THROUGH 2276 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE, AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE.

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 ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

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 CHANGES 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 THEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 8TH DAY OF AUGUST, 2003.

BOONE, BOONE & LOEB, INC.

A.L. all
JACK LOEB, PRESIDENT

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THE JACK LOEB, PRESIDENT, WITH BOONE, BOONE & LOEB, INC., HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON AUGUST 8, 2003.

MY COMMISSION EXPIRES ON MARCH 31, 2003 2004

Arlene M. Skellington (commissioned as
NOTARY PUBLIC Arlene M. Thomas)

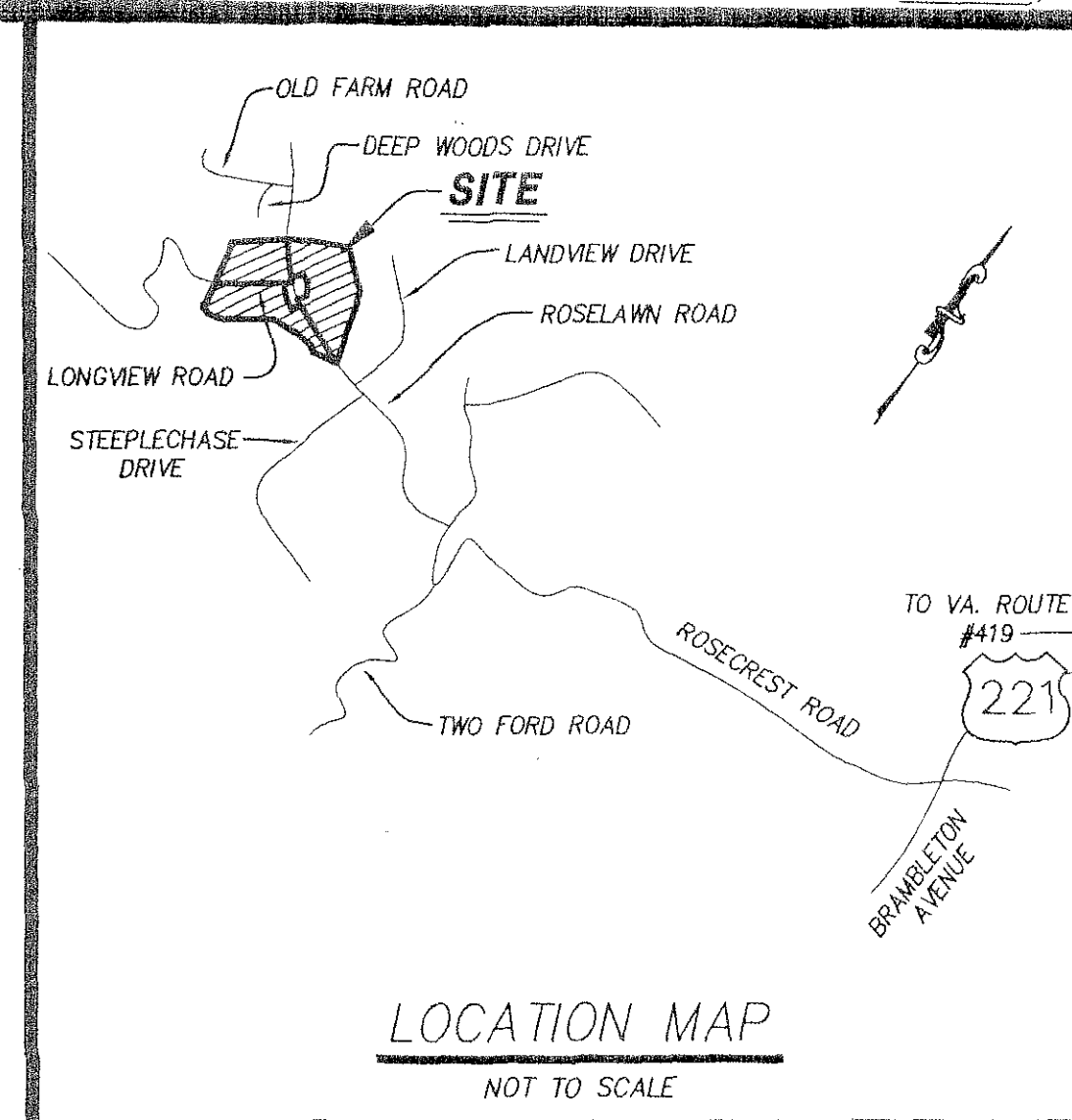
NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE 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 LIES OUTSIDE THE LIMITS OF THE FEMA FLOOD STUDY. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS, SEE COMMUNITY PANEL NUMBER 510190 0061 D, MAP NUMBER 51161C0061 D, DATED OCTOBER 15, 1993. THE PROPERTY IS SHOWN ON THE FEMA FLOOD MAP AS BEING IN UNSHADED ZONE "X" (OUTSIDE THE 500 YEAR FLOOD PLAIN).
6. LEGAL REFERENCE:
INSTRUMENT NUMBER 200226522, DATED DECEMBER 23, 2002. PLAT BOOK 26, PAGE 50.
7. THE INTENT OF THIS PLAT IS TO SUBDIVIDE ROANOKE COUNTY TAX PARCEL 86.01-3-1.1.
8. LOT 15 IS TO BE ACCESSED ONLY BY STONE MANOR DRIVE AND NOT BY LANDVIEW DRIVE.
9. ALL EASEMENTS SHOWN HEREON ARE NEW AND FOR PUBLIC USE UNLESS NOTED OTHERWISE.

BOUNDARY COORDINATES		
Origin of Coordinates Assumed		
Corner	Northing	Easting
1	3607598.29261	11034025.61904
2	3607652.06365	11034096.88447
3	3607838.50934	11034058.51052
4	3607902.89706	11034178.39532
5	3607940.52425	11034153.11593
6	3607965.99435	11034183.95866
7	3607939.20106	11034203.44833
8	3607927.69527	11034240.42963
9	3607940.72108	11034271.23489
10	3607903.87931	11034286.81321
11	3607890.85350	11034256.00795
12	3607856.30707	11034238.49954
13	3607848.50125	11034240.22696
14	3607731.86709	11034264.23242
15	3607822.01405	11034452.64059
16	3607843.83305	11034611.42808
17	3607820.95284	11034827.81404
18	3607828.40891	11034840.42979
19	3607022.12885	11034821.08418
20	3607044.10548	11034781.35160
21	3607104.27727	11034665.38470
22	3607246.00614	11034373.49709
23	3607311.53317	11034286.25449
1	3607598.29261	11034025.61904

Total Area = 10.494 Acres

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	230.00'	45.40'	22.78'	45.33'	N 33°53'41" W	117°39"
C2	270.00'	33.15'	16.60'	33.13'	S 36°01'57" E	70°07"
C3	30.00'	42.10'	25.35'	38.73'	S 72°43'04" E	80°24'21"
C4	30.00'	42.10'	25.35'	38.73'	S 26°52'35" W	80°24'21"
C5	270.00'	7.99'	4.00'	7.99'	S 12°28'42" E	1°41'48"
C6	2456.00'	130.66'	65.35'	130.65'	N 62°34'36" W	302°54"
C7	2456.00'	65.63'	32.82'	65.62'	N 62°30'30" W	131°52"
C8	2456.00'	35.45'	17.72'	35.45'	N 63°41'14" W	0°49'37"
C9	287.50'	109.65'	55.50'	108.99'	N 53°10'27" W	215°10'
C10	287.50'	5.18'	2.59'	5.18'	S 63°35'05" E	1°01'55"
C11	287.50'	104.48'	52.82'	103.90'	N 52°39'29" W	20°49'15"
C12	30.00'	47.12'	30.00'	42.43'	N 87°14'52" W	90°00'00"
C13	722.00'	33.60'	16.80'	33.60'	S 49°05'08" W	2°40'00"
C14	30.00'	40.19'	23.76'	37.25'	S 12°02'41" W	76°44'54"
C15	470.00'	120.58'	60.62'	120.25'	S 18°58'47" E	14°41'58"
C16	470.00'	70.06'	35.09'	69.99'	S 22°03'33" E	8°32'25"
C17	470.00'	50.52'	25.29'	50.50'	S 14°42'35" E	6°09'32"
C18	230.00'	112.08'	57.17'	110.97'	S 25°35'24" E	27°55'12"
C19	230.00'	66.67'	33.57'	66.44'	N 19°56'05" W	16°36'33"
C20	430.00'	94.67'	47.53'	94.48'	N 17°56'15" W	12°36'54"
C21	30.00'	51.10'	34.27'	45.15'	N 73°02'46" W	97°36'08"
C22	720.00'	247.23'	124.84'	246.02'	S 67°39'23" W	19°40'26"
C23	720.00'	78.89'	39.48'	78.85'	S 61°17'30" W	6°16'39"
C24	720.00'	81.51'	40.80'	81.47'	S 67°40'25" W	6°29'12"
C25	720.00'	81.51'	40.80'	81.47'	S 74°09'37" W	6°29'12"
C26	720.00'	5.32'	2.66'	5.32'	S 77°36'54" W	0°25'23"
C27	30.00'	26.86'	14.40'	25.97'	S 52°10'43" W	51°17'46"
C28	55.00'	276.30'	40.08'	64.78'	N 09°33'07" W	287°50'08"
C29	55.00'	86.51'	55.12'	77.87'	S 71°35'31" W	90°07'22"
C30	55.00'	81.70'	50.49'	74.39'	N 20°47'36" W	85°06'25"
C31	55.00'	43.11'	22.73'	42.01'	N 44°12'45" E	44°54'16"
C32	55.00'	64.99'	36.89'	61.27'	S 79°29'05" E	67°42'04"
C33	30.00'	29.82'	16.27'	28.60'	S 74°06'20" E	56°56'34"
C34	30.00'	10.08'	5.09'	10.04'	N 55°15'50" W	19°15'33"
C35	30.00'	19.73'	10.24'	19.38'	N 83°44'07" W	37°41'01"
C36	680.00'	229.47'	115.84'	228.38'	N 67°45'20" E	19°20'06"
C37	680.00'	110.79'	55.52'	110.66'	S 72°45'20" W	9°20'05"
C38	680.00'	118.69'	59.49'	118.54'	S 63°05'17" W	10°00'01"
C39	30.00'	50.63'	33.73'	44.83'	N 09°44'26" E	96°41'42"
C40	430.00'	259.19'	133.66'	255.28'	N 55°52'29" W	34°32'08"
C41	430.00'	133.53'	67.30'	132.99'	S 47°30'11" E	17°47'31"
C42	430.00'	125.21'	63.05'	124.77'	S 64°44'26" E	16°41'01"
C43	430.00'	0.45'	0.23'	0.45'	S 73°06'45" E	0°03'36"
C44	30.00'	30.76'	16.89'	29.43'	S 77°28'54" W	58°45'06"
C45	55.00'	276.16'	40.19'	64.90'	N 11°57'05" E	287°41'28"
C46	55.00'	60.19'	33.51'	57.23'	S 79°27'19" W	62°41'56"
C47	55.00'	41.85'	22.00'	40.85'	N 47°23'40" W	43°36'05"
C48	55.00'	48.56'	26.00'	47.01'	N 00°17'30" W	50°36'16"
C49	55.00'	48.56'	26.00'	47.01'	N 50°18'47" E	50°36'16"
C50	55.00'	58.71'	32.50'	55.96'	S 73°48'10" E	61°09'50"
C51	55.00'	18.26'	9.21'	18.17'	S 33°42'43" E	19°01'04"
C52	30.00'	26.14'	13.96'	25.32'	S 49°09'51" E	49°55'21"
C53	470.00'	293.22'	151.56'	288.49'	S 56°15'10" E	35°44'43"
C54	470.00'	46.25'	23.15'	46.24'	S 71°18'22" E	5°38'19"
C55	470.00'	79.71'	39.95'	79.61'	S 63°37'42" E	9°43'01"
C56	470.00'	79.71'	39.95'	79.61'	S 53°54'41" E	9°43'01"
C57	470.00'	87.55'	43.90'	87.42'	S 43°43'00" E	10°40'22"
C58	30.00'	46.36'	31.27'	43.29'	S 84°33'52" E	92°22'07"
C59	678.00'	17.74'	8.87'	17.74'	N 48°30'06" E	1°29'57"
C60	30.00'	47.12'	30.00'	42.43'	N 02°45'08" E	90°00'00"
C61	2456.00'	29.59'	14.79'	29.59'	N 61°23'51" W	0°41'25"



APPROVED:

Nicolas Sander
AGENT, ROANOKE COUNTY PLANNING COMMISSION

8/11/03
DATE

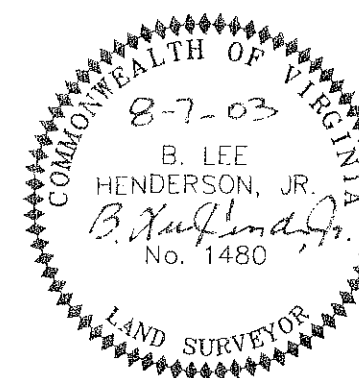
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON 8/13, 2003, AT 10:16 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

LEGEND

P.U.E. PUBLIC UTILITY EASEMENT
M.B.L. MINIMUM BUILDING LINE
W.L.E. WATERLINE EASEMENT
D.E. DRAINAGE EASEMENT
D.B. DEED BOOK
P.G. PAGE
S.F. SQUARE FEET
P.B. PLAT BOOK



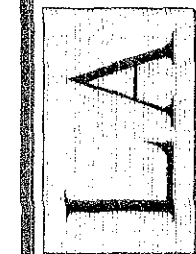
PLAT SHOWING
SECTION No. 1
"STONE MANOR"

BEING A SUBDIVISION OF
ORIGINAL TRACT 1 (P.B. 26, PG. 50)
PROPERTY OF
BOONE, BOONE & LOEB, INC.
SITUATED ALONG ROSELAWN ROAD
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: AUGUST 7, 2003
SCALE: 1" = 50'
SHEET 1 OF 3