

CURRENT OWNER / TITLE SOURCE

STONERIDGE AT BENT MOUNTAIN, LLC
INSTRUMENT 2002213771
CORRECTED INSTRUMENT 200223959

REFERENCE - TAX PARCEL ID: 111.00-01-36.00
(ZONED AR)

PLAT: STONERIDGE AT BENT MOUNTAIN, SECTION 1
PLAT BOOK 26, PAGE 152

NOTES:

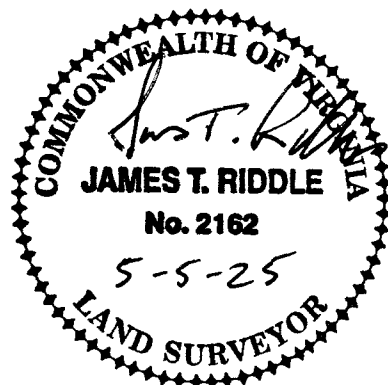
THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND THEREFORE
MAY NOT INDICATE ALL ENCUMBRANCES
UPON THE PROPERTY.

THIS IS TO CERTIFY THAT THE PROPERTY
SHOWN HEREON IS NOT LOCATED WITHIN
THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE
DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A.
ZONE X UNSHADED, FIRM 51161C0240G, DATED 9/28/2007
ZONE X UNSHADED, FIRM 51161C0220G DATED 9/28/2007

THIS IS TO CERTIFY THAT ON MAY 5
2025, AN ACCURATE SURVEY WAS MADE OF THE
PREMISES SHOWN HEREON AND THAT THERE
ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE
ON THE GROUND OTHER THAN THOSE SHOWN
HEREON.

ALL IRON RODS SET ARE 5/8" REBAR.

I HEREBY CERTIFY THAT THIS PLAT WAS
MADE BY ME AND THAT THE MONUMENTS
SHOWN ON THIS PLAT HAVE BEEN PLACED
AND THEIR LOCATION AND CHARACTER ARE
CORRECTLY SHOWN. THE SURVEY IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND
COMPLIES WITH THE MINIMUM STANDARDS
AND PROCEDURES AS ESTABLISHED BY
THE VIRGINIA STATE BOARD.



This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the "Code of Virginia", and the "Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq., the "Regulations")", (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances).

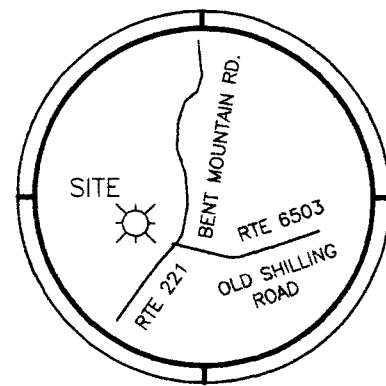
This subdivision was submitted to the Health Department for review pursuant to Sec 32.1-163.5 of the "Code of Virginia" which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Department is not required to perform a field check on such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulation by: STEPHEN DALTON, AOSE #1068, PHONE 276-733-5682. This subdivision approval issued in reliance upon that certification.

Persuant to Sec 360 of the Regulations this approval is not assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

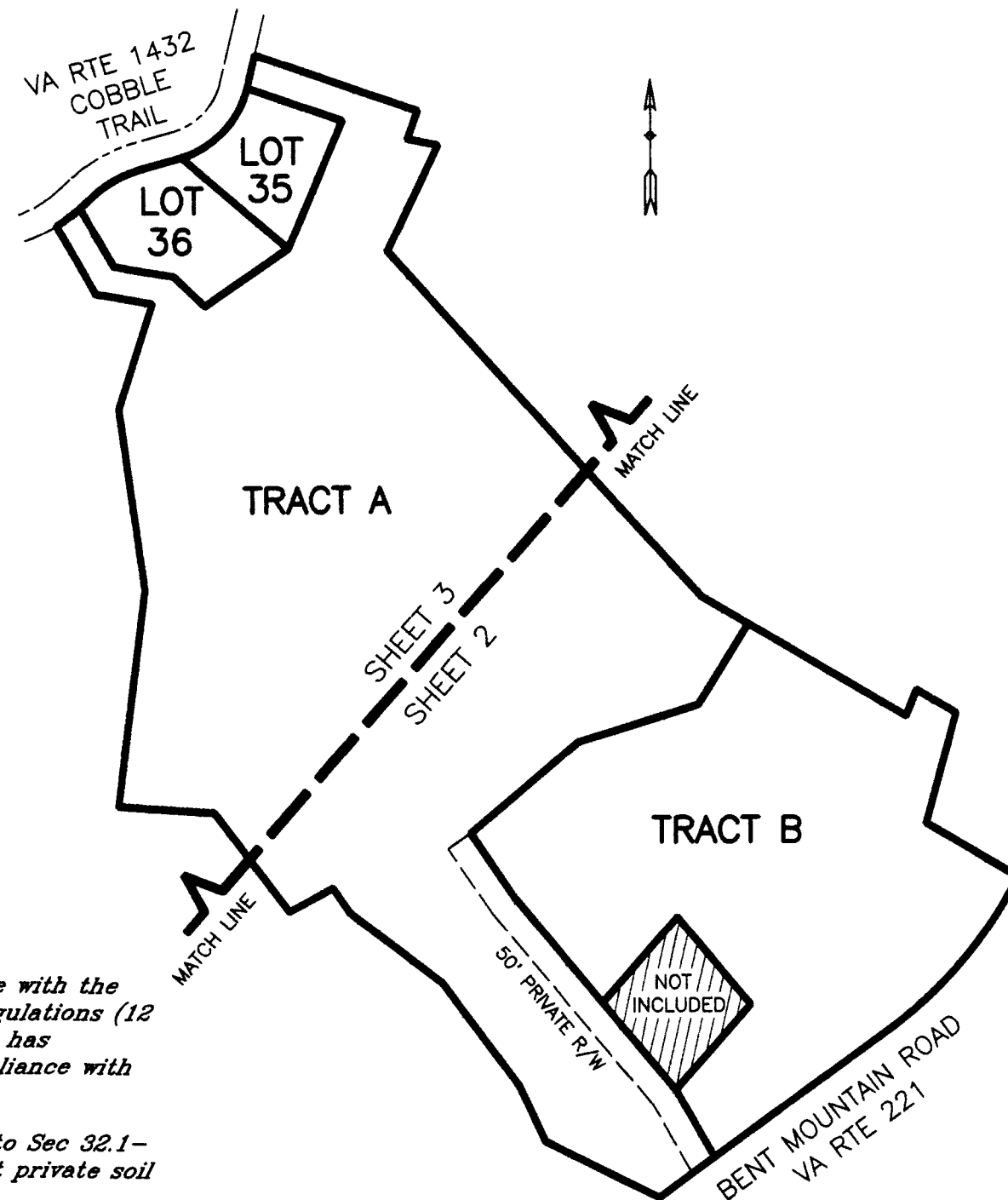
This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued.

ALL LOTS SHOWN ON THIS SUBDIVISION PLAT HAVE BEEN REVIEWED BY
THE PERSONNEL OF THE ROANOKE COUNTY / VINTON HEALTH DEPARTMENT
AND HAVE MET THE CRITERIA AS SET FORTH IN THE COMMONWEALTH OF
VIRGINIA SEWAGE HANDLING AND DISPOSAL REGULATIONS ENTITLED 32.1
CODE OF VIRGINIA, AS AMENDED TO DATE, AND EACH LOT OR PARCEL
IS ELIGIBLE FOR A SEPTIC PERMIT.

AGENT _____
ROANOKE COUNTY / VINTON
HEALTH DEPARTMENT



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

THE PRIVATE ACCESS EASEMENT SHOWN HEREON DOES NOT MEET THE STANDARDS
NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL
NOT BE MAINTAINED BY THE VIRGINIA DEPT. OF TRANSPORTATION OR ROANOKE
COUNTY AND IS NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER
FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE
COMMONWEALTH TRANSPORTATION BOARD.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED
AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT
THERE TO ANNEXED IS ADMITTED TO RECORD AT _____
O.CLOCK ____M ON THIS ____ DAY OF _____, 2025.

TESTE: _____ BY: _____
CLERK DEPUTY CLERK

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, Authorized Representative for
Stoneridge at Bent Mountain, LLC, owner of the property shown on this
plat, bounded by outside corners 1 through 33 and back to 1, excluding the
land shown hereon bounded by outside corners 34 through 37 and back to
34, do hereby certify that James T. Riddle, LS, surveyed and made this
plat with my own free will and consent as per section 15.2-2240 thru 15.2-
2276, Code of Virginia, 1950 as amended to date and with the Roanoke
County Subdivision Ordinance as amended to date, and the entire
subdivided parcels as shown hereon are within the boundaries of a tract of
land conveyed to **Stoneridge at Bent Mountain, LLC**, by Deed recorded
as Instrument No. 200213771, and corrected Deed, recorded as Instrument
No. 200223959, Roanoke County.

Stoneridge at Bent Mountain, LLC
Authorized Representative

Signature _____ Printed Name _____ Date _____

State of _____
of _____

I _____, a Notary Public in and for the
aforesaid State do hereby certify that _____, whose
name is signed to the foregoing writing, has personally appeared before
me and acknowledged the same in my aforesaid jurisdiction on this
_____ day of _____, 20____.

My Commission Expires _____
Notary Public

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.

APPROVED:

AGENT - ROANOKE COUNTY PLANNING COMMISSION DATE _____

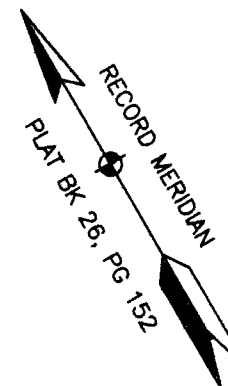
PLAT OF SURVEY
SHOWING THE SUBDIVISION OF
THE REMAINING PROPERTY OF
STONERIDGE AT BENT MOUNTAIN, LLC
AS RECORDED IN PLAT BK 26, PG 152

CREATING
STONERIDGE AT BENT MOUNTAIN
SECTION TWO
LOTS 35, 36, TRACT A & TRACT B

PREPARED FOR
STONERIDGE AT
BENT MOUNTAIN, LLC
LOCATED IN
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

MAY 5, 2025
SCALE 1" = 100' SHEET
1 OF 3

FIELD BK 824, JOB No. 25075, DRAWING No. C-5215



Now or Formerly
JOHN B. MEREDITH, III
INST. 201315305
TAX No. 111.00-01-45

Now or Formerly
ERNEST G. OLSEN
CAROL N. UNDERWOOD-OLSEN
INST 202309534
TAX No. 111.00-01-46

Now or Formerly
ERNEST G. OLSEN
CAROL N. UNDERWOOD-OLSEN
INST 202309534
TAX No. 111.00-01-47

CURVE C1
A = 26°57'59"
R = 789.57'
L = 371.61'
C = 368.19'
CB = S 40°13'39"W

AT 13

TRACT A
25.906 AC.

TRACT B
11.112 AC.

AT 14

AT 15

Now or Formerly
STEPHEN G. SIPE
INST 202112633
TAX No. 111.00-04-35

EXISTING PARCEL NOT
INCLUDED IN THIS
SUBDIVISION

LINE TABLE FOR
TAX No. 111.00-04-35

COURSE	BEARING	DISTANCE
L-1	N 39°35'04"W	209.99'
L-2	N 41°02'34"E	209.54'
L-3	S 39°31'49"E	209.80'
L-4	S 40°58'54"W	209.38'

COORDINATE LIST FOR
TAX No. 111.00-04-35

CORNER	NORTHING	EASTING
34	2549.9017	2778.0021
35	2711.7383	2644.1929
36	2869.7778	2781.7816
37	2707.9635	2915.3141

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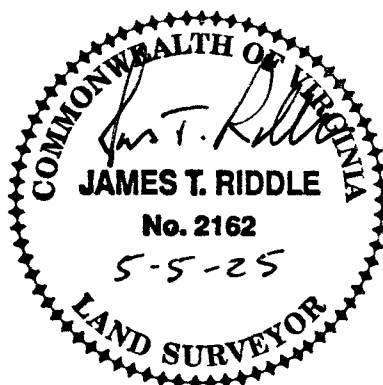
LOCATED IN
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

MAY 5, 2025
SCALE 1" = 100'

SHEET
2 OF 3

FIELD BK 824, JOB No. 25075, DRAWING No. C-5215

MATCH LINE SEE SHEET 3



LEGEND

IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET

Now or Formerly
EDWARD W. & PAMELA G.
CONNER
INST 202404276
TAX No. 111.00-01-56.07

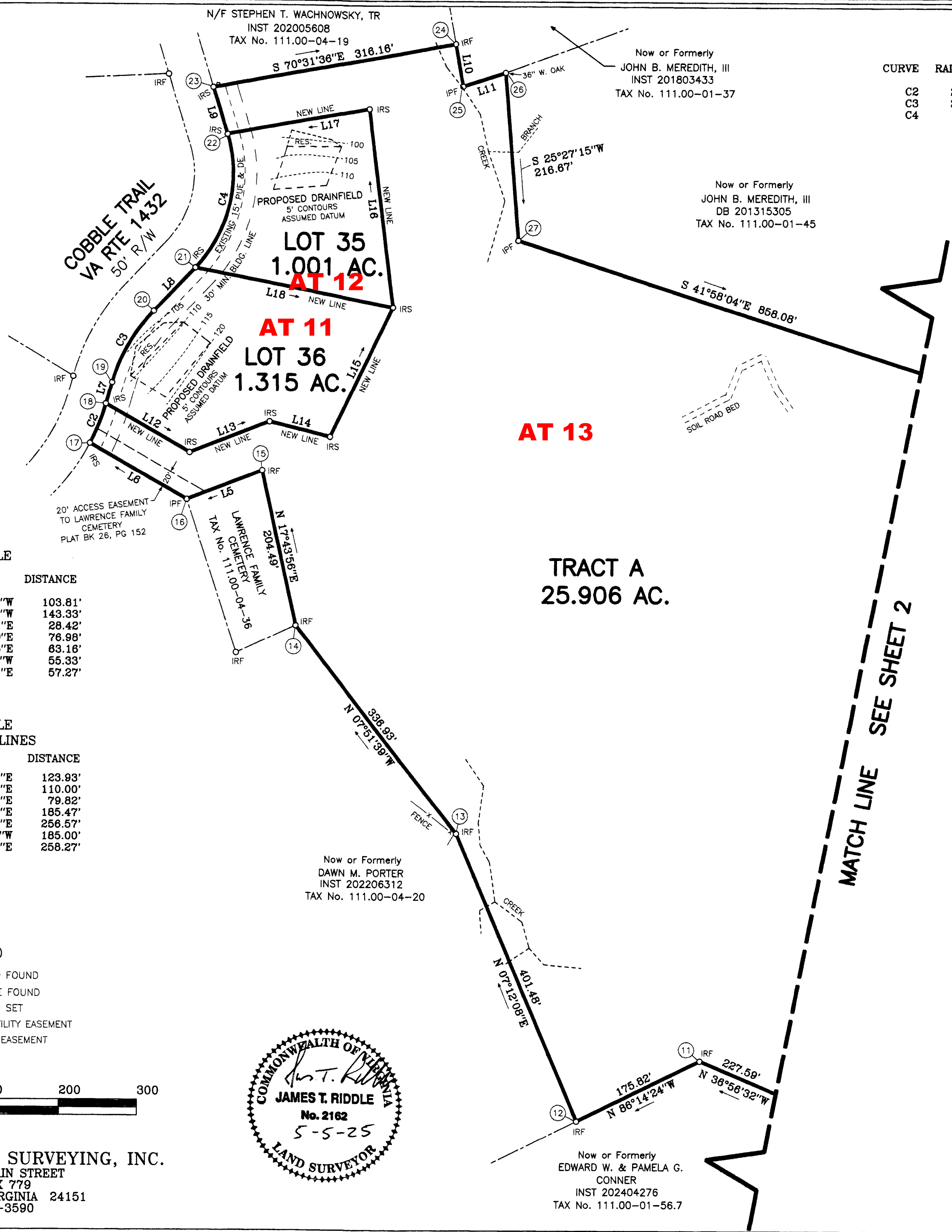
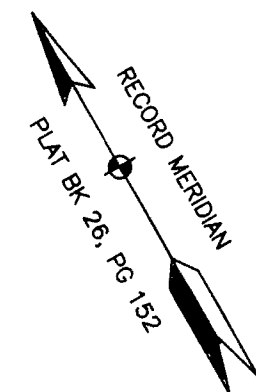
Now or Formerly
CURTIS W. & HEATHER
MALONE
INST 202408290
TAX No. 111.00-01-51

100 0 100 200 300

GRAPHIC SCALE - FEET

CORNERSTONE LAND SURVEYING, INC.

250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590



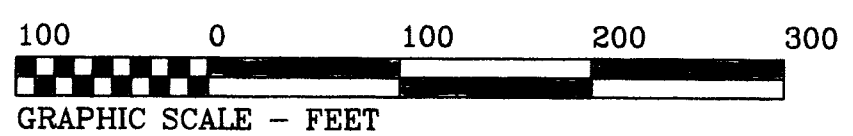
LINE TABLE

COURSE	BEARING	DISTANCE
L5	N 81°06'25"W	103.81'
L6	N 30°10'35"W	143.33'
L7	N 46°07'21"E	28.42'
L8	N 73°35'49"E	76.98'
L9	N 13°02'08"E	63.16'
L10	S 20°02'50"W	55.33'
L11	S 78°07'51"E	57.27'

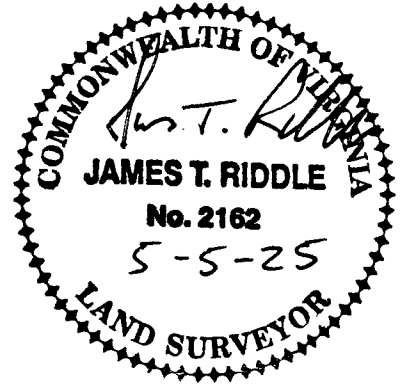
LINE TABLE
ALONG NEW LINES

COURSE	BEARING	DISTANCE
L12	S 30°10'35"E	123.93'
L13	S 81°06'25"E	110.00'
L14	S 46°25'46"E	79.82'
L15	N 55°33'13"E	185.47'
L16	N 23°03'22"E	256.57'
L17	N 70°31'36"W	185.00'
L18	S 49°01'52"E	256.27'

- LEGEND
- IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - IRS = IRON ROD SET
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT



CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590



CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C2	275.00'	27.40'	54.62'	11°22'48"	54.53'	N 51°48'45"E
C3	225.00'	55.00'	107.89'	27°28'26"	106.86'	N 59°51'35"E
C4	175.00'	102.19'	184.98'	60°33'48"	176.49'	N 43°18'59"E

EXTERIOR BOUNDARY
COORDINATE LIST

CORNER	NORTHING	EASTING
1	2941.1705	3406.2778
2	2660.0591	3168.4889
3	2424.8151	2848.1408
4	2350.0979	2746.3931
5	2454.7160	2537.7207
6	2559.7444	2489.8713
7	2748.4617	2350.9746
8	2878.7315	2181.6864
9	2925.2662	2150.1855
10	2881.6895	2069.8225
11	3063.5925	1933.0359
12	3075.1222	1757.5922
13	3473.4386	1807.9270
14	3807.2033	1761.8465
15	4001.9796	1824.1280
16	4018.0269	1721.5694
17	4141.9355	1649.5215
18	4175.6481	1692.3820
19	4195.3465	1712.8678
20	4249.0024	1805.2796
21	4270.7412	1879.1264
22	4399.1494	2000.2019
23	4460.6820	2014.4473
24	4355.2856	2312.5204
25	4303.3083	2293.5536
26	4291.5281	2349.6036
27	4095.8887	2256.4810
28	3457.8884	2830.2890
29	3407.9304	2914.4796
30	3236.7234	3203.0024
31	3284.9783	3222.7021
32	3241.9869	3294.8601
33	3039.7512	3239.6290

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