

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT AL M. COOPER CONSTRUCTION INC.
IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE
CORNERS 1 THRU 7 TO 1 AND 8 THRU 15 TO 8, INCLUSIVE AND IS A PORTION OF THE LAND CONVEYED
TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE
COUNTY, VIRGINIA, IN INSTRUMENT #200410203.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY
GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY THOSE CERTAIN AREAS SHOWN HEREON AS
SET APART FOR USE AS PUBLIC WATER AND/OR SEWER EASEMENTS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY
GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR
USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON,
AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO
DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR
FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE
LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH
LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

AL M. COOPER CONSTRUCTION INC.
BY: Al M. Cooper ITS: President
TRUSTEE: J. Randy Woodson LENDER: _____
TRUSTEE: Ellis G. Gutschall LENDER: _____

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Al M. Cooper
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 13th
DAY OF January, 2005.
Jessica L. Nash
NOTARY PUBLIC MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Kay M. Brown A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT J. Randy Woodson
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th
DAY OF January, 2005.
Kay M. Brown
NOTARY PUBLIC MY COMMISSION EXPIRES December 31, 2006

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Alberta G. Richards, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Ellis G. Gutschall
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th
DAY OF January, 2005.
Alberta G. Richards
NOTARY PUBLIC MY COMMISSION EXPIRES June 30, 2008

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
ANNEXED AND ADMITTED TO RECORD AT 9:57 O'CLOCK A.M. ON
THIS 18 DAY OF Jan, 2005, IN PLAT BOOK 28,
PAGE 123.
TESTE: STEVEN A. MCGRAW John Chan
CLERK DEPUTY CLERK

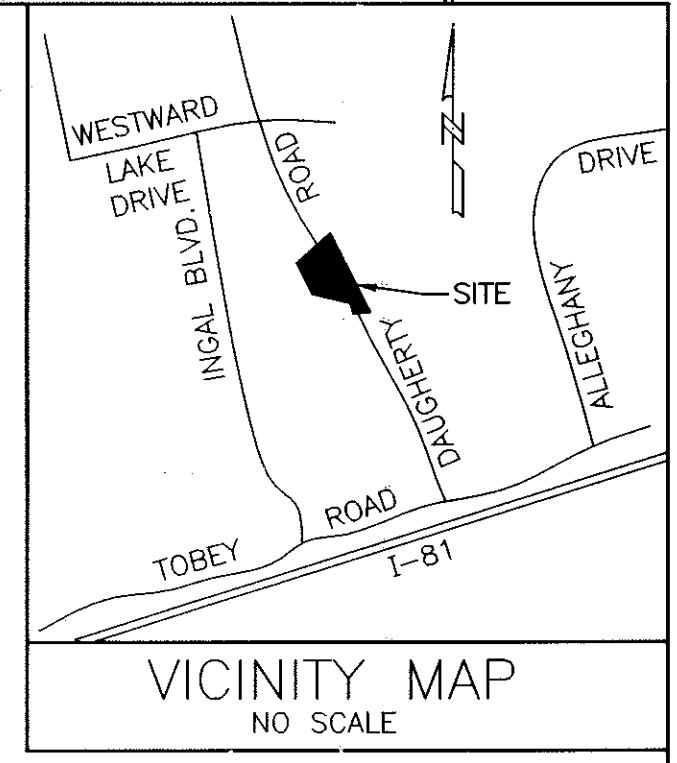
NOTES:

1. OWNER OF RECORD: AL M. COOPER CONSTRUCTION INC.
2. LEGAL REFERENCE: INSTRUMENT #200410203
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT
AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT
SHOWN HEREON.
4. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP
COMMUNITY PANEL #51161C0038 D. (EFFECTIVE DATE: 10/15/93) LIMITS OF THE
100-YEAR FLOOD SHOWN HEREON ARE FROM A DETAILED FLOOD STUDY BY BALZER
AND ASSOCIATES INC. DATED AUGUST 2003.
5. THIS PROPERTY IS CURRENTLY ZONED R-1
SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION
30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
6. UNDERGROUND UTILITY SERVICE LINES.
7. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE
NOTED.
8. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE
MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA
SHOWN ON THIS PLAT.
9. THE WATERCOURSE CROSSING LOTS 1 THRU 4 AND DRAINS AN UPSTREAM AREA
OF GREATER THAN 100 ACRES. AN ELEVATION CERTIFICATE FOR EACH LOT
WILL BE REQUIRED BEFORE A BUILDING PERMIT CAN BE ISSUED.

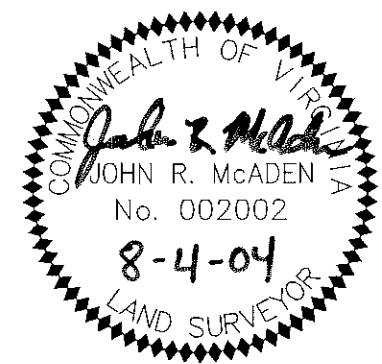
COORDINATE LIST		
CORNER	NORTHING	EASTING
1	15729.8496	12793.5607
2	15817.6076	12404.6751
3	16156.9033	12236.2473
4	16262.0675	12348.8523
5	15896.0047	12693.1763
6	15854.4953	12729.9044
7	15785.1178	12774.5033
8	15607.5451	12876.1938
9	15730.3914	12846.2629
10	15807.0992	12819.8128
11	15884.7572	12769.8907
12	15929.7076	12730.1181
13	16296.0611	12385.5206
14	16485.3403	12598.1809
15	15622.0510	13038.2860
1	15729.8496	12793.5607

ACREAGE TABLE	
BEAR ROCK SUBDIVISION	ORIGINAL TAX PARCELS
6.128 ACRES - LOTS 1 THRU 20 + 0.331 ACRE - STORMWATER MANAGEMENT AREA	3.619 ACRES - TAX MAP #55.01-1-60 2.131 ACRES - TAX MAP #54.02-1-9.1 + 0.709 ACRE - TAX MAP #54.02-1-9
6.459 ACRES - TOTAL SHOWN ON PLAT	6.459 ACRES - TOTAL SHOWN ON PLAT

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.
APPROVED: Denise Soreen 1/18/05
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE



I HEREBY CERTIFY THAT THIS PLAT IS FROM
A CURRENT FIELD SURVEY AND IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. McADEN 002002



PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF
THE PROPERTY OWNED BY AL M. COOPER CONSTRUCTION INC.
RECORDED IN INSTRUMENT #200410203
TO BE KNOWN AS

BEAR ROCK
CREATING HEREON LOTS 1 THRU 20
& A STORMWATER MANAGEMENT AREA
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SITUATED ON DAUGHERTY ROAD
(VA. SECONDARY ROUTE #643)
AUGUST 4, 2004
JOB #R0300146.00
SCALE: 1" = 40'
SHEET 1 OF 3

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

