

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FOREST EDGE DEVELOPMENT COMPANY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 14 TO 1, INCLUSIVE AND IS ALL 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 #200713712.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH 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 PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND SET APART PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

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 CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 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 PROPRIETOR 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:

BY: FOREST EDGE DEVELOPMENT COMPANY ITS:

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE  
AFORESAID STATE DO HEREBY CERTIFY THAT  
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY  
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 200\_\_.

NOTARY PUBLIC REG. # \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

#### ACREAGE TABLE

68,227 SQUARE FOOTAGE, TAX MAP #036.08-02-02.00-0000
121,581 SQUARE FOOTAGE, TAX MAP #036.08-02-03.00-0000
+ 46,159 SQUARE FOOTAGE, TAX MAP #036.08-02-04.00-0000
<b>235,967 SQUARE FOOTAGE TOTAL</b>
<b>188,623 SQUARE FOOTAGE FOR LOTS 1 THROUGH 22</b>
<b>26,199 SQUARE FOOTAGE DEDICATED FOR GREEN RIDGE COURT R/W</b>
<b>6,823 SQUARE FOOTAGE DEDICATED FOR CARNER LANE R/W</b>
<b>+ 14,322 SQUARE FOOTAGE FOR A STORMWATER MANAGEMENT LOT</b>
<b>235,967 SQUARE FOOTAGE TOTAL</b>

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT  
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

BRIAN J. CASELLA 002806

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:

AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

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 \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_, IN INSTRUMENT No. \_\_\_\_\_.

TESTE: CLERK DEPUTY CLERK

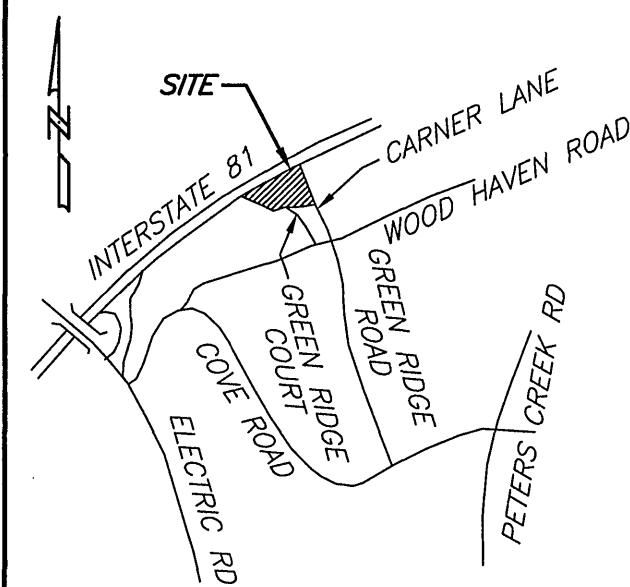
THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY  
LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE  
MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE  
COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

#### NOTES:

- OWNER OF RECORD: FOREST EDGE DEVELOPMENT COMPANY
- LEGAL REFERENCE: INSTRUMENT #200713712
- OLD TAX MAP NUMBERS: 036.08-02-02.00-0000, 036.08-02-03.00-0000, & 036.08-02-04.00-0000
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0134G (REVISED DATE: SEPTEMBER 28, 2007). THE 100-YEAR FLOODLINES SHOWN ON THE STORMWATER MANAGEMENT LOT ARE BASED UPON A FLOOD STUDY PERFORMED BY BALZER & ASSOCIATES, INC. DATED JULY 23, 2009, WITH A REVISED DATE OF SEPTEMBER 3, 2009.
- THE LIMITS OF THE IDENTIFIED JURISDICTIONAL WATERS FOR THE UNITED STATES ARMY CORP OF ENGINEERS WERE DELINEATED BY DAVID TRIBLE WITH "WATERSHED STRATEGIES, LLC" (540-420-4322). SEE LETTER FROM THE "DEPARTMENT OF THE ARMY" REGARDING "GREEN RIDGE COURT" DATED OCTOBER 7, 2009, FOR CORPS NATIONWIDE PERMIT #S 12 & 18(NAC-2008-3460). THE PORTION OF IDENTIFIED JURISDICTIONAL WATERS CROSSING LOTS 1 THROUGH 9 AND 21 IS SUBJECT TO A "DECLARATION OF RESTRICTIONS OF FOREST EDGE DEVELOPMENT COMPANY" RECORDED IN INSTRUMENT # \_\_\_\_\_.
- THE WATER COURSE CROSSING LOTS 1 THROUGH 9 & 21 DOES NOT DRAIN AN UPSTREAM AREA OF GREATER THAN 100 ACRES.
- PROPERTIES ARE CURRENTLY ZONED R1. SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
- LOTS 1 THROUGH 8 HAVE A 25' REAR YARD SETBACK.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA AS SHOWN ON THIS PLAT AS A SEPARATE LOT PROPERLY DEDICATED.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT CROSSING LOTS 1 THROUGH 9. DWELLINGS CONSTRUCTED ON LOTS 1 THROUGH 9 ARE REQUIRED TO CONNECT ALL ROOF LEADERS INTO THE STORMWATER COLLECTION SYSTEM WITHIN THE 15' PRIVATE DRAINAGE EASEMENT SHOWN HEREON.
- UPON THE EXTENSION OF THE EXISTING PAVED ROAD INTO THE NEWLY DEDICATED 40' RIGHT-OF-WAY FOR GREEN RIDGE COURT SHOWN HEREON, THE PAVED CUL-DE-SAC WILL BE REMOVED. THE DEVELOPER OF THIS SUBDIVISION WILL BE REQUIRED TO CONNECT THE EXISTING DRIVEWAYS FOR TAX MAP NUMBERS 036.08-04-10.00-0000, 036.08-04-11.00-0000, & 036.08-04-12.00-0000 TO THE NEW PAVEMENT. VDOT WILL MAINTAIN THE LAND WITHIN THE EXISTING RIGHT-OF-WAY EXCLUDING THE DRIVEWAYS, WHICH WILL BE MAINTAINED BY THE INDIVIDUAL HOMEOWNERS.
- LOTS 1 THROUGH 21 ARE TO BE ACCESSED BY GREEN RIDGE COURT.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	52.53'	100.00'	26.88'	N17°44'53"E	51.93'	30°05'46"
C2	193.11'	140.00'	115.47'	N06°43'07"W	178.16'	79°01'46"
C3	1.79'	140.00'	0.89'	N32°25'48"E	1.79'	0°43'56"
C4	48.24'	140.00'	24.36'	N22°11'35"E	48.00'	19°44'30"
C5	48.24'	140.00'	24.36'	N02°27'04"E	48.00'	19°44'30"
C6	48.24'	140.00'	24.36'	N17°17'26"W	48.00'	19°44'30"
C7	46.60'	140.00'	23.52'	N36°41'51"W	46.39'	19°04'19"
C8	122.19'	140.00'	65.29'	N71°14'10"W	118.34'	50°00'19"
C9	36.97'	140.00'	18.59'	N53°47'56"W	36.86'	15°07'52"
C10	48.24'	140.00'	24.36'	N71°14'07"W	48.00'	19°44'30"
C11	36.98'	140.00'	18.60'	N88°40'21"W	36.87'	15°07'57"
C12	18.90'	25.00'	9.93'	N74°34'43"W	18.45'	43°19'12"
C13	11.26'	25.00'	5.73'	N83°19'53"W	11.17'	25°48'52"
C14	7.64'	25.00'	3.85'	N61°40'17"W	7.61'	17°30'20"
C15	247.83'	50.00'	39.07'	S14°54'46"E	61.57'	283°59'18"
C16	44.99'	50.00'	24.15'	N78°41'43"W	43.49'	51°33'11"
C17	30.47'	50.00'	15.72'	S58°04'14"W	30.00'	34°54'55"
C18	30.47'	50.00'	15.72'	S23°09'20"W	30.00'	34°54'55"
C19	30.47'	50.00'	15.72'	S11°45'35"E	30.00'	34°54'55"
C20	30.47'	50.00'	15.72'	S46°40'30"E	30.00'	34°54'55"
C21	39.73'	50.00'	20.98'	S86°53'39"E	38.69'	45°31'24"
C22	41.23'	50.00'	21.87'	N46°43'07"E	40.08'	47°15'04"
C23	31.14'	25.00'	17.95'	N58°46'44"E	29.17'	71°22'18"
C24	28.49'	25.00'	16.02'	N55°44'36"E	26.98'	65°18'03"
C25	2.65'	25.00'	1.33'	S88°34'15"E	2.65'	6°04'15"
C26	68.59'	100.00'	35.71'	S65°53'03"E	67.26'	39°18'07"
C27	146.11'	100.00'	89.59'	S04°22'35"E	133.45'	83°42'51"
C28	13.74'	100.00'	6.88'	S42°17'50"E	13.73'	7°52'20"
C29	132.37'	100.00'	77.91'	S00°26'25"E	122.91'	75°50'31"
C30	80.48'	140.00'	41.38'	S28°20'35"E	79.37'	32°56'09"
C31	49.67'	100.00'	25.36'	S02°21'10"W	49.16'	28°27'23"
E-F	7.07'	100.00'	3.54'	N04°43'31"E	7.07'	4°03'02"
H-D	35.81'	140.00'	18.00'	N19°39'00"E	35.71'	14°39'21"
E-I	21.25'	100.00'	10.66'	N08°47'12"E	21.21'	12°10'24"
Q-D	19.46'	140.00'	9.75'	N16°18'17"E	19.45'	7°57'56"
D-R	26.33'	140.00'	13.21'	S17°42'37"W	26.29'	10°46'36"
D-T	10.23'	140.00'	5.12'	N10°13'46"E	10.22'	4°11'06"
BB-D	4.79'	140.00'	2.40'	N13°18'10"E	4.79'	1°57'42"
FF-GG	41.62'	100.00'	21.11'	S26°26'21"E	41.32'	23°50'37"
II-WJ	2.97'	100.00'	1.49'	N36°37'47"E	2.97'	1°42'08"

INST. #



VICINITY MAP  
NO SCALE

#### COORDINATE LIST(ASSUMED)

CORNER	NORTHING	EASTING
1	538.0047	964.4913
2	563.6772	888.9758
3	680.0869	695.8547
4	719.9522	662.1750
5	833.4549	543.3662
6	835.0541	398.6951
7	967.0403	238.5830
8	1001.7100	102.0708
9	1191.2578	589.0727
10	1081.9486	700.6955
11	853.6799	939.0093
12	807.3245	946.7665
13	656.7826	972.2287
14	605.2636	978.8285
15	916.5756	299.8016
1	538.0047	964.4913

#### LEGEND

●	IRON PIN FOUND (IPF)
○	IRON PIN SET (IPS)
—	UTILITY POLE
—	GUY-WIRE
⊗	WATER MANHOLE
⊕	WATER METER
⊞	TELEPHONE PEDESTAL
⊟	SANITARY SEWER MANHOLE
⊠	STORM DRAINAGE INLET
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.Y.S.	SIDE YARD SETBACK
R.Y.S.	REAR YARD SETBACK
W.M.E.	WALL MAINTENANCE EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.R.D.E.	PRIVATE DRAINAGE EASEMENT
P.W.L.E.	PUBLIC WATER LINE EASEMENT
P.S.S.E.	PUBLIC SANITARY SEWER EASEMENT
S.W.M.A.E.	STORMWATER MANAGEMENT ACCESS EASEMENT
T.B.R.	TO BE REMOVED
RCP	REINFORCED CONCRETE PIPE
S.F.	SQUARE FEET
CONC.	CONCRETE
EX.	EXISTING
⊙	CENTERLINE
—	OVERHEAD WIRES
—	FENCE LINE
—	100-YEAR FLOODLINE(SEE NOTE #5)
—	ORIGINAL LOT LINE HEREBY VACATED

PLAT OF SURVEY  
SHOWING A ZERO LOT LINE SUBDIVISION OF  
THE PROPERTY OWNED BY FOREST EDGE DEVELOPMENT COMPANY  
RECORDED IN INSTRUMENT #200713712  
TO BE KNOWN AS

GREEN RIDGE COURT  
CREATING HEREON LOTS 1 THROUGH 22 &  
A STORMWATER MANAGEMENT LOT

SITUATED ON GREEN RIDGE COURT  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
DATED SEPTEMBER 3, 2009

JOB #R0700118.00  
SCALE: 1"=30'

SHEET 1 OF 3

DRN: JLN  
CHK: BJC

TEL: 540-772-9580 FAX: 540-772-8050  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



REFLECTING TOMORROW

PLANNERS ARCHITECTS ENGINEERS SURVEYORS