

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT DAVID B. DICKERSON & THOMAS H. WILLIAMS ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED AS 1 THRU 11 TO 1 INCLUSIVE AND BEING THE PROPERTY CONVEYED TO THE SAID OWNERS BY INSTRUMENT # 200421093 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.
THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND WITH THE ROANOKE ORDINANCE AS AMENDED TO DATE.
WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS

DAVID B. DICKERSON DATE 03-28-05
THOMAS H. WILLIAMS DATE
P.A.

STATE OF VIRGINIA
County of Berkeley TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 28th DAY OF March, 2005 BY DAVID B. DICKERSON

MY COMMISSION EXPIRES: 10-31-08
NOTARY PUBLIC

STATE OF VIRGINIA
County of Berkeley TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 28th DAY OF March, 2005 BY THOMAS H. WILLIAMS

MY COMMISSION EXPIRES: 10-31-08
NOTARY PUBLIC

- NOTES:
1. PLAT BASED ON MONUMENTS FOUND AS SHOWN HEREON AND RECORDS.
 2. FLOOD LINES BASED ON FIELD SURVEY AND F.E.M.A. MAP ROANOKE COUNTY, VIRGINIA COMMUNITY PANEL NO. 51161C0023 F, EFFECTIVE DATE FEB. 04, 2005
 3. THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 4. A-B, C-D, E-F, G-H, I-J, K-L, M-N & O-P NEW DIVISION LINES.
 5. 5/8" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
 6. EACH PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY LOCATED IN A DEDICATED STORMWATER MANAGEMENT EASEMENT ASSOCIATED WITH THEIR PROPERTY.
 7. DOWN SPOUTS FROM THE DWELLINGS ARE TO BE CONNECTED TO THE STORMWATER MANAGEMENT FACILITY.
 8. NO GRADING OR BUILDING ACTIVITY WILL BE ALLOWED WITHIN THE DESIGNATED FLOODWAY.
 9. AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR EACH LOT.
 10. THE FLOODWAY SHALL BE STAKED PRIOR TO CONSTRUCTION (GRADING).
 11. ALL STORMWATER MANAGEMENT AREA EASEMENT SHALL BE STAKED PRIOR TO INSTALLATION.
 12. NO STOCKPILE AREAS WILL BE ALLOWED ON SITE.
 13. SEE INSTRUMENT# FOR COVENANT AND RESTRICTIONS OF THIS SUBDIVISION.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO WESTERN VIRGINIA WATER AUTHORITY ALL OF THE LAND EMBRACED WITHIN THE SEWER EASEMENTS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

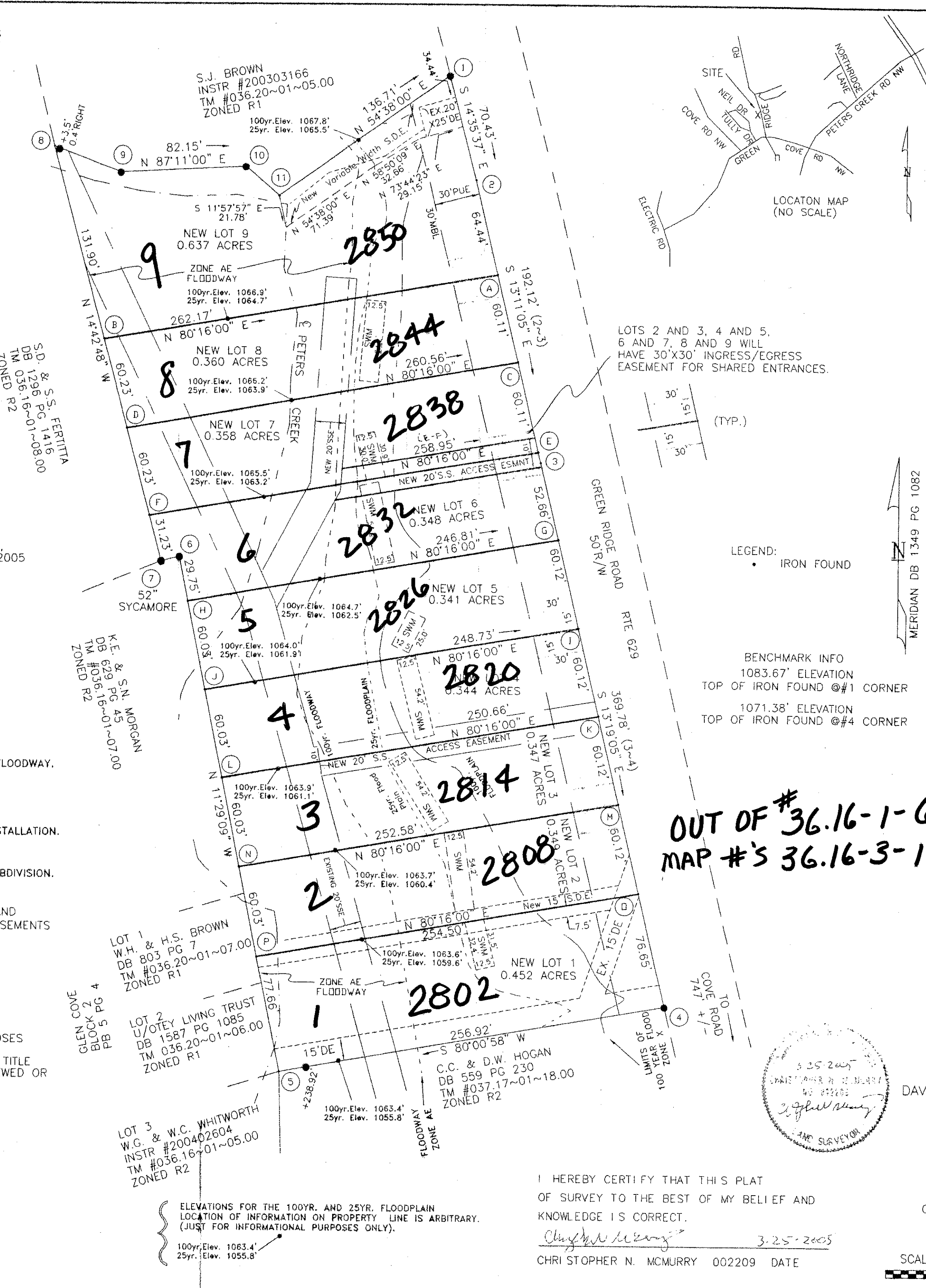
THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO ROANOKE COUNTY ALL OF THE LAND EMBRACED WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENTS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

"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 RE-SUBDIVISION."

ROANOKE COUNTY SUBDIVISION AGENT DATE 3/28/05

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:02 O'CLOCK A.M. ON THIS 28 DAY OF March 2005

TESTE: CLERK



2005-4427

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
POINT	NORTHING	EASTING
1	1764.8876	745.0889
2	1696.7298	762.8346
3	1509.6742	806.6555
4	1149.8390	891.8372
5	1105.2953	638.8046
6	1445.8620	569.6030
7	1442.9490	557.6590
8	1717.2314	485.6348
9	1700.8335	529.5320
10	1704.8704	611.5827
11	1685.7589	633.6068
1	1764.8876	745.0889

LINE	BEARING	DISTANCE
6~7	S 76°17'38" W	12.29'
8~9	S 69°31'00" E	46.86'
10~11	S 49°03'00" E	29.16'

STORM WATER MANAGEMENT (SWM) CORNER COORDINATES		
LOT	NORTHING	EASTING
1	1204.8712	760.1699
	1173.4232	767.9608
	1176.4290	780.0940
	1206.9901	772.5228
2	1213.5380	766.3341
	1264.6272	758.3770
	1262.7036	746.0259
	1211.4245	754.0125
3	1270.7706	748.6321
	1316.6464	719.7696
	1309.9899	709.1894
	1264.1141	738.0519
4	1328.1774	738.6980
	1380.7870	725.6646
	1377.7811	713.5314
	1325.1715	726.5648
5	1410.9242	720.6950
	1388.0534	709.8649
	1382.7037	721.1622
	1405.5745	731.9923
6	1443.1246	711.0411
	1496.1934	700.0255
	1493.6529	687.7864
	1440.5841	698.8020
7	1499.7324	704.5918
	1529.7675	697.1509
	1526.7617	685.0177
	1497.6135	692.2388
8	1561.5719	699.3143
	1615.5580	704.1254
	1616.6675	691.6747
	1562.6815	686.8636

LOT	BASE FLOOD ELEV.	MINIMUM FLOOR ELEV.
LOT 1	1065.6	1067.6
LOT 2	1065.8	1067.7
LOT 3	1066.2	1068.2
LOT 4	1067.06	1069.06
LOT 5	1068.0	1070.0
LOT 6	1068.91	1070.91
LOT 7	1069.75	1071.75
LOT 8	1070.75	1072.75
LOT 9	1071.68	1073.68

(MINIMUM FLOOR ELEVATIONS INCLUDES BASEMENT FLOOR.)

PLAT OF THE PROPERTY OF
DAVID B. DICKERSON & THOMAS H. WILLIAMS
INSTRUMENT # 200421093: TM #036.16~01~06.00
3.536 ACRES TOTAL
SHOWING A SUBDIVISION
CREATING NEW LOTS 1 THRU 9
TO BE KNOWN AS
GREEN RIDGE PLACE
CATAWBA DISTRICT-ROANOKE COUNTY-VIRGINIA
MCMURRY SURVEYORS, INC.
DALEVILLE, VIRGINIA 24083~0250
SCALE 1" = 50' REVISED: MARCH 10, 2005
GREENPLACE.DWG
PB. 29 / PG. 5