

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JOHN ROBERT CARLTON, JR., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, TO BE KNOWN AS SECTION No. 1, "HANGING ROCK ESTATES", BOUNDED BY OUTSIDE CORNERS 1 THROUGH 16 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM JOHN ROBERT CARLTON III, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1442, PAGE 1947, AND WHICH ALSO COMPRISES A PORTION OF THE LAND BEQUEATHED TO SAID OWNER BY WILL FROM PAULINE STRICKLER CARLTON, RECORDED IN THE AFORESAID CLERK'S OFFICE IN WILL BOOK 48, PAGE 1067 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO E. W. LAUTENSCHLAGER, TRUSTEE, SECURING PREMIER BANK, INC. BENEFICIARY DATED NOVEMBER 8, 1995 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1491, PAGE 318.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH HIS OWN FREE WILL AND CONSENT, PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND 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 EASEMENTS WITHIN AND OUTSIDE OF SAID BOUNDARY 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 STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH 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 GRADE LINES ON OR 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 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 HEREON.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 7th DAY OF March 1996.

BY: John Robert Carlton, Jr. OWNER
BY: Premier Bank, Inc. BENEFICIARY
BY: John D. Kelly E. W. LAUTENSCHLAGER, TRUSTEE

STATE OF VIRGINIA

County of Roanoke

I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT JOHN ROBERT CARLTON, JR., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 4, 1996, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON March 6, 1996.

MY COMMISSION EXPIRES January 31, 1996

Sara V. Pullman
NOTARY PUBLIC

STATE OF VIRGINIA

City of Salem

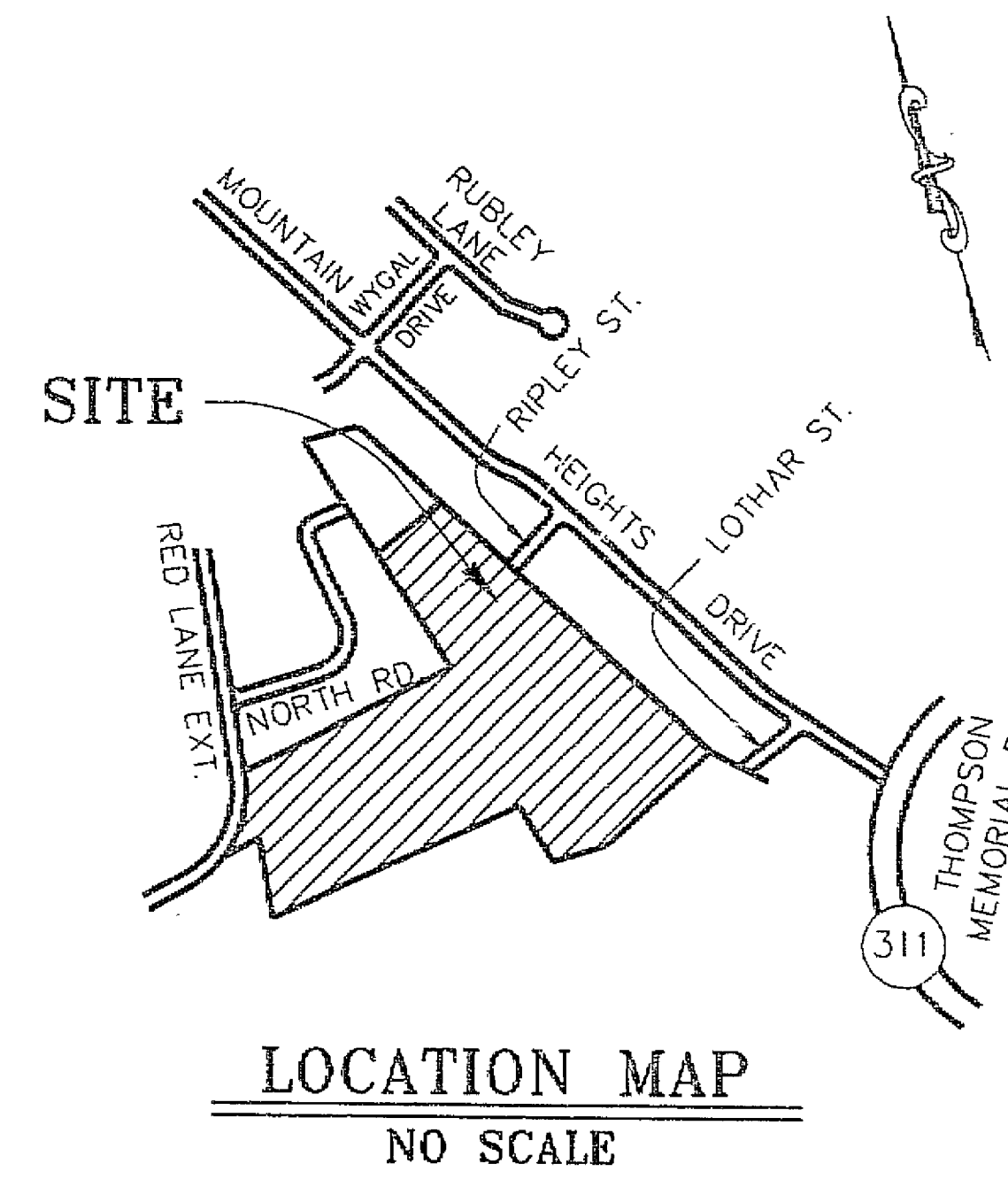
I, Janet S. Moore, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT John Kelly Asst. Vice Pres. WITH PREMIER BANK, INC., BENEFICIARY AND E. W. LAUTENSCHLAGER, TRUSTEE WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 4, 1996, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON March 7, 1996.

MY COMMISSION EXPIRES 9-30-97

Janet S. Moore
NOTARY PUBLIC

NOTES:

1. THE STORMWATER MANAGEMENT LOT LOCATED HEREIN WILL BE CONSIDERED A PUBLIC UTILITY LOT PER SECTION 30-100-6 OF THE ROANOKE COUNTY ZONING ORDINANCE AS LONG AS IT IS NECESSARY FOR IT TO HOUSE A DETENTION POND. AS LONG AS IT IS A PUBLIC UTILITY LOT, THE USE OF THIS LOT WILL BE RESTRICTED SOLELY TO THAT OF HOUSING A DETENTION POND, AND NO EMPLOYMENT WILL BE ALLOWED ON THIS LOT EXCEPT FOR THE ROUTINE AND NECESSARY MAINTENANCE OF THE PUBLIC FACILITIES. IF AT ANY TIME IT CEASES TO BE NECESSARY TO USE THIS LOT FOR THE PURPOSE OF HOUSING A DETENTION POND, THE LOT WILL ALSO CEASE TO BE CONSIDERED A PUBLIC UTILITY LOT, AND WILL CEASE TO BE ENCUMBERED BY THE RESTRICTIONS OUTLINED ABOVE.
2. "THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES LOCATED THEREIN, AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED."
3. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
5. IRON PINS SET AT ALL CORNER UNLESS OTHERWISE NOTED.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
7. 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.
8. THIS PLAT IS A SUBDIVISION OF ALL OF 35.04-2-32 AND A PORTION OF 35.04-1-43.



APPROVED:

[Signature] 25 April 1996
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 ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON April 4, 1996, AT 9:27 O'CLOCK A M.

TESTEE: STEVEN A. MCGRAW, CLERK

Heather Small
DEPUTY CLERK

PLAT SHOWING SUBDIVISION OF
PROPERTY OF
JOHN ROBERT CARLTON, Jr.

CREATING HEREON

SECTION No. 1

"HANGING ROCK ESTATES"

SITUATED ALONG
RED LANE EXTENSION

CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 80' DATE: 4 APRIL 1996

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS,
ROANOKE, VIRGINIA

RC-6286

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	399.01'	317.43'	167.65'	309.12'	N 29°49'14" E	45°34'52"
C-2	399.01'	141.39'	71.55'	140.85'	N 42°26'44" E	20°19'53"
C-3	399.01'	94.33'	47.38'	94.11'	N 25°30'27" E	13°32'41"
C-4	399.01'	81.51'	40.90'	81.37'	N 12°52'57" E	11°42'18"
C-5	25.00'	36.12'	22.03'	33.06'	S 22°39'19" E	82°46'51"
C-6	235.00'	132.24'	67.92'	130.51'	S 80°10'01" E	32°14'33"
C-7	300.00'	170.09'	87.40'	167.82'	S 80°02'44" E	32°29'08"
C-8	300.00'	71.41'	35.87'	71.24'	S 89°28'09" E	13°38'18"
C-9	300.00'	98.68'	49.79'	98.24'	S 73°13'35" E	18°50'50"
C-10	235.00'	303.26'	176.89'	282.65'	N 79°13'39" E	73°56'22"
C-11	235.00'	159.85'	83.16'	156.79'	S 83°17'23" E	38°58'26"
C-12	235.00'	143.41'	74.02'	141.20'	N 59°44'26" E	34°57'56"
C-13	25.00'	44.67'	31.08'	38.96'	N 08°55'45" W	102°22'25"
C-14	240.00'	84.40'	42.64'	83.96'	N 70°11'24" W	20°08'54"
C-15	25.00'	28.01'	15.68'	26.57'	N 67°38'19" E	64°11'40"
C-16	55.00'	279.24'	37.87'	62.39'	N 00°59'25" E	290°53'51"
C-17	55.00'	34.52'	17.85'	33.96'	S 53°31'26" W	35°57'52"
C-18	55.00'	54.96'	30.02'	52.70'	N 79°52'06" W	57°15'03"
C-19	55.00'	58.86'	32.61'	56.10'	N 20°34'56" W	61°19'19"
C-20	55.00'	58.86'	32.61'	56.10'	N 40°44'23" E	61°19'19"
C-21	55.00'	72.03'	42.23'	66.99'	S 71°04'48" E	75°02'18"
C-22	25.00'	21.51'	11.47'	20.85'	S 58°12'32" E	49°17'46"
C-23	25.00'	12.82'	6.55'	12.68'	S 48°15'04" E	29°22'50"
C-24	25.00'	8.69'	4.39'	8.65'	S 72°53'57" E	19°54'56"
C-25	280.00'	111.13'	56.31'	110.41'	S 71°29'11" E	22°44'28"
C-26	280.00'	71.17'	35.78'	70.98'	S 75°34'30" E	14°33'50"
C-27	280.00'	39.96'	20.01'	39.93'	S 64°12'16" E	08°10'38"
C-28	25.00'	35.63'	21.60'	32.69'	N 79°03'27" E	81°39'12"
C-29	285.00'	100.28'	50.66'	99.76'	N 48°18'38" E	20°09'35"
C-30	285.00'	90.28'	45.52'	89.90'	N 47°18'19" E	18°08'56"
C-31	285.00'	10.00'	5.00'	10.00'	N 57°23'07" E	02°00'39"
C-32	25.00'	39.27'	25.00'	35.36'	N 13°23'26" E	90°00'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-40	25.00'	39.27'	25.00'	35.36'	S 76°36'34" E	90°00'00"
C-41	25.00'	39.27'	25.00'	35.36'	S 13°23'26" W	90°00'00"
C-42	185.00'	374.03'	295.13'	313.50'	S 26°18'35" W	115°50'18"
C-43	185.00'	35.69'	17.90'	35.63'	S 26°05'00" E	11°03'09"
C-44	185.00'	116.31'	60.15'	114.41'	S 02°32'44" E	36°01'22"
C-45	185.00'	71.52'	36.21'	71.07'	S 26°32'25" W	22°08'58"
C-46	185.00'	76.70'	38.91'	76.15'	S 49°29'33" W	23°45'17"
C-47	185.00'	73.81'	37.40'	73.32'	S 72°47'57" W	22°51'33"
C-48	55.00'	227.91'	100.42'	96.48'	N 22°56'22" E	237°25'16"
C-49	55.00'	48.38'	25.88'	46.84'	N 70°34'12" W	50°24'08"
C-50	55.00'	48.46'	25.93'	46.91'	N 20°07'41" W	50°28'54"
C-51	55.00'	48.31'	25.84'	46.77'	N 30°16'27" E	50°19'22"
C-52	55.00'	82.76'	51.48'	75.17'	S 81°27'26" E	86°12'52"
C-53	25.00'	41.55'	27.39'	36.93'	S 85°57'29" E	95°12'57"
C-54	135.00'	183.89'	109.41'	170.00'	N 07°24'44" E	78°02'36"
C-55	25.00'	39.27'	25.00'	35.36'	N 76°36'34" W	90°00'00"
C-56	235.00'	116.92'	59.70'	115.72'	S 44°08'14" W	28°30'23"
C-57	235.00'	10.00'	5.00'	10.00'	S 57°10'16" W	02°26'20"
C-58	235.00'	106.92'	54.40'	106.00'	S 42°55'05" W	26°04'03"
C-59	285.00'	429.34'	267.23'	389.88'	S 73°02'26" W	86°18'47"
C-60	285.00'	12.90'	6.45'	12.90'	S 31°10'50" W	02°35'34"
C-61	285.00'	81.06'	40.81'	80.79'	S 40°37'31" W	16°17'48"
C-62	285.00'	81.06'	40.81'	80.79'	S 56°55'18" W	16°17'48"
C-63	285.00'	81.06'	40.81'	80.79'	S 73°13'06" W	16°17'48"
C-64	285.00'	123.86'	62.92'	122.89'	N 86°10'58" W	24°54'04"
C-65	285.00'	49.40'	24.76'	49.33'	N 68°46'03" W	09°55'45"
C-66	250.00'	141.74'	72.83'	139.85'	N 80°02'44" W	32°29'08"
C-67	250.00'	4.92'	2.46'	4.92'	N 64°22'01" W	01°07'42"
C-68	250.00'	136.82'	70.17'	135.12'	N 80°36'35" W	31°21'26"
C-69	25.00'	39.27'	25.00'	35.36'	S 38°42'42" W	90°00'00"
C-70	25.00'	22.39'	12.01'	21.65'	S 31°56'50" E	51°19'04"
C-71	55.00'	49.26'	26.42'	47.63'	S 31°56'50" E	51°19'04"
C-72	55.00'	49.26'	26.42'	47.63'	N 19°22'14" E	51°19'04"
C-73	25.00'	22.39'	12.01'	21.65'	N 19°22'14" E	51°19'04"
C-74	25.00'	39.27'	25.00'	35.36'	N 51°17'18" W	90°00'00"
C-75	285.00'	160.38'	82.38'	158.27'	N 80°10'01" W	32°14'33"
C-76	285.00'	38.64'	19.35'	38.61'	S 87°35'46" W	07°46'08"
C-77	285.00'	121.74'	61.81'	120.81'	N 76°16'57" W	24°28'25"
C-78	25.00'	36.51'	22.38'	33.35'	S 74°07'01" W	83°40'28"

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	6017.58197	9289.64904
2	6176.07632	10104.78666
3	6251.58055	10081.69805
4	6327.30039	10204.73344
5	6371.44975	10177.56254
6	6397.65607	10220.14457
7	6389.46821	10254.53874
8	6481.19032	10403.57583
9	5638.06619	10922.46089
10	5418.27447	10467.79992
11	5414.70054	10267.50180
12	5637.07686	10204.91741
13	5490.94342	9242.44805
14	5778.13782	9276.45635
15	5746.15931	9135.52762
16	6014.35082	9289.25058
1	6017.58197	9289.64904
AREA = 23.016 AC.		

