

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, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200300289.

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 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 PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

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 THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 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:

AL M. COOPER CONSTRUCTION, INC.

BY: _____

ITS: _____

TRUSTEE: _____

LENDER: FUB SALEM BANK & TRUST, N.A.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Robert Vaughan, 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 17th DAY OF November, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 2005

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Doris S. Custer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Clark Owen WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF November, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES Oct 31, 2005

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

11/21/03

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IN ADMITTED TO RECORD AT 10:00 O'CLOCK A.M. ON THIS 5 DAY OF Dec., 2003, IN PLAT BOOK 27, PAGE 60.

TESTE: STEVEN A. MCCRAW

CLERK

DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: AL M. COOPER CONSTRUCTION, INC.
2. LEGAL REFERENCES: INSTRUMENT #200300289
DEED BOOK 1672, PAGE 1103
3. TAX MAP NUMBER: 86.08-4-29
4. PROPERTY IS CURRENTLY ZONED: R-2
SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
5. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
7. UNDERGROUND UTILITY SERVICE LINES.
8. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE FEMA MAP #51161C0061 D (EFFECTIVE DATE: OCT. 15, 1993)
9. ALL EXISTING STRUCTURES, FENCES & DRIVEWAYS ON PROPERTY TO BE REMOVED.
10. METES & BOUNDS OF THE OVERALL PROPERTY LINE FOR TAX MAP #86.08-4-29 ARE BASED UPON A PLAT RECORDED IN DEED BOOK 1672, PAGE 1103.
11. THERE IS TO BE NO ACCESS TO LOT 10 FROM GRAPE TREE LANE.

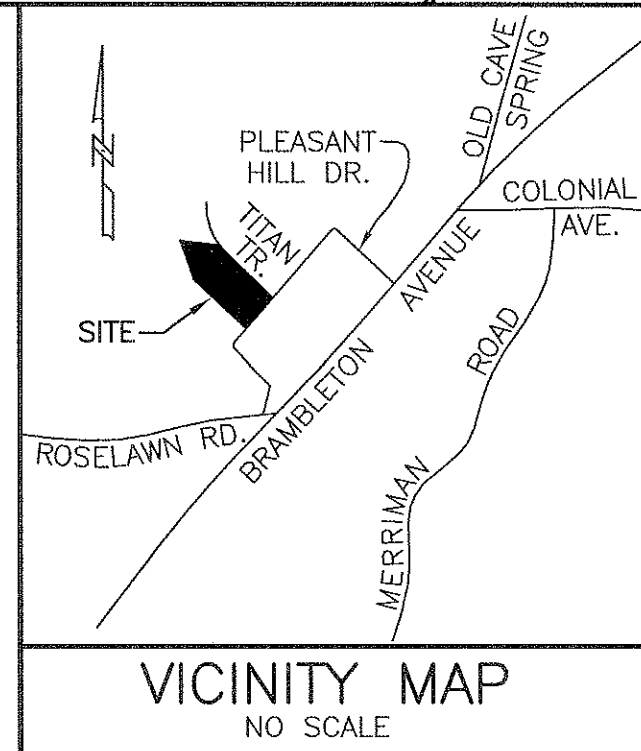
EASEMENT NOTE:

EASEMENTS TAKEN BY THE SCHOOL BOARD OF ROANOKE COUNTY IN DEED BOOK 1672, PAGE 1101 WERE VACATED ON THE 24th DAY OF OCTOBER, 2003 IN MISCELLANEOUS INSTRUMENT ORDER No. 200300922 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA	
C1	31.98'	20.00'	20.57	S16°49'02"E	28.68'	91°36'53"	
C2	39.27'	25.00'	25.00	S73°58'53"W	35.36'	90°00'00"	
C3	36.14'	25.00'	22.05	N19°36'33"W	33.07'	82°49'09"	
C4	252.46'	55.00'	62.17	S70°18'10"W	82.39'	262°59'43"	
C5	44.69'	55.00'	23.66	N01°28'39"W	43.47'	46°33'22"	
C6	111.91'	55.00'	89.02	N83°02'42"W	93.58'	116°34'42"	
C7	31.30'	55.00'	16.08	S22°21'54"W	30.88'	32°36'07"	
C8	37.75'	55.00'	19.65	S13°36'02"E	37.02'	39°19'44"	
C9	26.81'	55.00'	13.68	S47°13'47"E	26.55'	27°55'48"	
C10	39.27'	25.00'	25.00	S16°01'07"E	35.36'	90°00'00"	

AREA TABLE

AREA WITHIN LOTS 1 THRU 20 = 3.986 ACRES
STORMWATER MANAGEMENT AREA = 0.213 ACRE
AREA WITHIN RENEE LANE = 0.719 ACRE
TOTAL AREA OF T.M. #86.08-4-29 = 4.918 ACRES

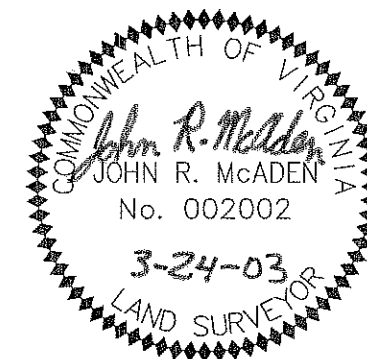


COORDINATE LIST		
CORNER	NORTHING	EASTING
1	2764.3737	2357.6912
2	3057.7442	1828.0311
3	3421.0085	1661.8286
4	3323.4271	1951.5676
5	3301.2713	1939.9866
6	3022.9237	2477.4007
7	2995.4703	2485.6984
1	2764.3737	2357.6912

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON 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 #200300289
TO BE KNOWN AS

HIDDEN VALLEY CROSSING

CREATING HEREON LOTS 1 THRU 20
SITUATED AT THE SOUTHWESTERN INTERSECTION OF
PLEASANT HILL DRIVE & TITAN TRAIL
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED MARCH 24, 2003
JOB #R0200205.00
SCALE: 1"=30'
SHEET 1 OF 3

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

