

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT TO BE SUBDIVIDED. WE FURTHER CERTIFY THAT RODERICK F. PIERSON SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION,

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCES, AND THEN FURTHER PURSUANT TO AND IN COMPLIANCE WITH ROANOKE COUNTY LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

ALL STREETS AS SHOWN ARE PRIVATE.

The road serving this lot is private and its maintenance, including snow removal, is not a public responsibility. It shall not be eligible for acceptance into the state secondary system for maintenance until such time as it is constructed and otherwise complies with all requirements of the Virginia Department of Transportation for the addition of subdivision streets current at the time of such request. Any costs required to cause this street to become eligible for addition into the state system shall be provided with funds other than those administered by the Virginia Department of Transportation.

MAXIMUM BUILDING COVERAGE PERCENTAGE. THE MAXIMUM IS 40%. MAXIMUM LOT COVERAGE PERCENTAGE. THE MAXIMUM IS 65%.

THE MINIMUM SEPARATION BETWEEN A BUILDING CONTAINING A GROUP OF FOUR (4) OR LESS TOWNHOUSE UNITS SHALL BE 20 FEET FROM ANY OTHER BUILDING CONTAINING A GROUP OF FOUR (4) OR LESS TOWNHOUSES.

THE FACADES OF TOWNHOUSES IN A GROUP SHALL BE VARIED BY CHANGED FRONT YARDS AND VARIATIONS IN DESIGN SO THAT NO MORE THAN FOUR (4) ABUTTING TOWNHOUSES WILL HAVE THE SAME FRONT YARD SETBACK AND THE SAME OR ESSENTIALLY THE SAME ARCHITECTURAL TREATMENT OF FACADES OR ROOFLINES.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE ALL EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

PARSELL & ZEIGLER DEVELOPMENT CORPORATION, DEED BOOK 200306372, PAGE 1

James E. Parsell, Pres. DATE: 12-8-03

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURES OF THE LAND OWNERS ON THE 8th DAY OF December, 2003.

COUNTY OF ROANOKE  
STATE OF VIRGINIA

I, Cecilia Holmes A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT Terry E. Parsell WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 11-24-03, 2003, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 5th DAY OF December, 2003.

MY COMMISSION EXPIRES: 12-31-07

NOTARY PUBLIC: Cecilia Holmes

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 30 DAY OF December, 2003 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD 13:10 O'CLOCK P.M.

TESTE: STEVEN A. MCGRAW, Clerk Christie A. Boehringer  
CLERK

15' WATER LINE EASEMENT TABLE

COURSE	BEARING	DISTANCE
WL-1	S 19°04'32"E	340.55'
WL-2	S 05°37'30"E	169.32'
WL-3	S 50°27'09"W	56.41'
WL-4	N 84°22'58"W	121.91'
WL-5	N 73°45'47"W	305.96'
WL-6	N 17°41'33"W	46.17'
WL-7	N 37°58'48"E	206.23'
WL-8	N 56°11'40"W	10.20'
WL-9	N 32°22'23"W	225.07'
WL-10	N 12°14'53"W	21.79'
WL-11	N 09°19'46"E	20.58'
WL-12	N 64°54'37"E	18.18'
WL-13	S 09°19'46"W	14.00'
WL-14	S 09°19'46"W	14.00'
WL-15	S 12°14'53"E	16.27'
WL-16	S 32°22'23"E	219.24'
WL-17	S 56°11'40"E	8.12'
WL-18	N 37°58'48"E	7.85'
WL-19	N 71°02'30"E	244.34'
WL-20	N 19°04'32"W	118.01'
WL-21	N 40°32'35"E	17.39'
WL-22	S 19°04'32"E	193.85'
WL-23	S 84°15'04"W	43.62'
WL-24	S 16°19'13"W	124.88'
WL-25	S 05°37'30"W	57.90'
WL-26	N 84°24'07"W	45.86'
WL-27	N 73°45'45"W	203.80'
WL-28	N 16°07'13"E	177.59'
WL-29	N 62°11'36"W	44.95'
WL-30	N 37°58'48"E	34.85'
WL-31	N 71°02'30"E	239.92'
WL-32	S 05°37'30"E	147.61'
WL-33	S 60°27'09"W	42.18'
WL-34	N 84°20'06"W	53.64'
WL-35	N 05°37'29"E	56.50'
WL-36	N 16°19'13"E	113.36'
WL-37	N 84°15'04"E	34.21'
WL-38	S 16°07'13"W	167.39'
WL-39	N 73°45'45"W	77.55'
WL-40	N 17°41'33"W	30.27'
WL-41	N 37°58'48"E	166.91'
WL-42	S 52°11'36"E	34.81'

15' STORM DRAIN EASEMENT TABLE

COURSE	BEARING	DISTANCE
SD-1	S 73°02'01"E	71.87'
SD-2	S 19°17'07"E	138.89'
SD-3	S 09°04'31"E	142.89'
SD-4	S 05°26'50"W	98.11'
SD-5	S 43°56'45"W	80.83'
SD-6	S 25°37'00"W	6.62'
SD-7	N 25°37'00"E	86.13'
SD-8	N 43°56'45"E	78.04'
SD-9	N 05°26'37"E	90.88'
SD-10	N 09°04'31"W	131.59'
SD-11	S 72°00'09"W	38.51'
SD-12	N 17°59'51"W	15.00'
SD-13	N 72°00'09"E	39.61'
SD-14	N 19°17'07"W	120.94'
SD-15	N 73°02'01"W	53.32'
SD-16	N 19°08'47"W	18.57'
SD-21	S 19°14'41"E	144.19'
SD-22	S 31°41'29"W	152.21'
SD-23	S 26°44'28"W	72.04'
SD-24	S 12°07'50"W	137.93'
SD-25	N 75°37'02"W	15.01'
SD-26	N 12°07'50"E	139.26'
SD-27	N 26°44'28"E	73.96'
SD-28	N 31°38'01"E	146.44'
SD-29	N 19°14'41"W	136.93'
SD-30	N 70°45'19"E	15.00'

POND EASEMENT LINE TABLE

COURSE	BEARING	DISTANCE
PE-1	N 37°55'20"E	91.24'
PE-2	S 19°16'28"W	90.42'
PE-3	N 16°06'38"E	77.76'
PE-4	S 05°43'28"E	77.77'
PE-5	S 69°16'06"E	25.00'
PE-6	N 54°58'24"E	28.67'

PE-5 & 6 ARE TIE-LINES

POND EASEMENT CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C-PE1	201°22'07"	70.29'	20.00'	N62°34'19"W	39.31'
C-PE2	160°51'42"	14.05'	5.00'	S61°22'46"E	9.87'
C-PE3	201°51'11"	70.46'	20.00'	N84°47'53"W	39.28'
C-PE4	158°09'57"	13.80'	5.00'	S84°48'26"E	9.82'

RIGHT-OF-WAY CURVE TABLE  
FOR PRIVATE ROADWAY AND  
ACCESS EASEMENT FOR STORMWATER MANAGEMENT AREAS

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C10	19°46'21"	32.78'	95.00'	S42°09'50"E	32.62'
C11	87°31'08"	15.27'	10.00'	N84°11'26"E	13.83'
C12	22°43'52"	56.34'	142.00'	S53°15'44"W	55.97'
C12A	24°11'51"	59.97'	142.00'	S52°31'46"W	59.52'
C12B	6°21'03"	15.74'	142.00'	S67°48'10"W	15.73'
C13	90°00'00"	15.71'	10.00'	N25°58'39"E	14.14'
C14	30°26'04"	5.31'	10.00'	N34°14'23"W	5.25'
C15	5°40'13"	25.24'	255.00'	N16°11'14"W	25.23'
C16	7°37'39"	33.95'	255.00'	N9°32'18"W	33.92'
C17	4°25'14"	3.47'	45.00'	N3°30'51"W	3.47'
C18	154°47'50"	121.58'	45.00'	N76°05'42"E	87.83'
C19	31°06'01"	24.43'	45.00'	S10°57'21"E	24.13'
C20	11°31'41"	9.05'	45.00'	S10°21'30"W	9.04'
C21	32°48'53"	54.41'	95.00'	N2°36'54"W	53.67'
C22	2°19'13"	3.85'	95.00'	N14°57'01"E	3.85'
C23	90°00'00"	15.71'	10.00'	N64°01'21"W	14.14'
C24	27°53'53"	52.59'	108.00'	S57°01'42"W	52.07'
C24A	07°09'24"	13.49'	108.00'	S41°31'44"W	13.48'
C24B	25°52'05"	48.76'	108.00'	S58°02'34"W	48.35'
C25	22°14'50"	36.89'	95.00'	S27°09'06"W	36.66'
C25A	2°44'39"	4.55'	95.00'	S17°24'14"W	4.55'
C25B	19°10'23"	31.79'	95.00'	S28°21'49"W	31.64'
C26	7°49'04"	6.14'	45.00'	N20°58'56"E	6.13'
C27	142°59'45"	112.31'	45.00'	S81°31'15"E	85.35'
C28	47°58'22"	37.68'	45.00'	S13°57'48"W	36.59'
C28A	18°21'36"	14.42'	45.00'	S28°46'14"W	14.56'
C28B	29°36'56"	23.26'	45.00'	S04°47'02"W	23.00'
C29	90°00'00"	15.71'	10.00'	N70°03'00"E	14.14'
C30	19°46'21"	36.23'	105.00'	S42°09'50"E	36.06'

RIGHT-OF-WAY LINE TABLE

NUM	DISTANCE	BEARING
L16	3.63'	N41°09'50"E
L17	24.30'	N70°58'39"E
L18	55.27'	N70°58'39"E
L19	15.21'	N70°58'39"E
L20	14.66'	S19°01'21"E
L21	40.00'	S19°01'21"E
L22	40.00'	S19°01'21"E
L23	55.27'	S19°01'21"E
L24	55.14'	S19°01'21"E
L25	40.00'	S19°01'21"E
L26	30.20'	S19°01'21"E
L27	19.28'	S5°43'28"E
L28	40.00'	S5°43'28"E
L29	51.80'	S5°43'28"E
L30	31.01'	N16°06'38"E
L31	40.00'	N16°06'38"E
L32	36.15'	S16°06'38"W
L33	28.46'	S19°01'21"E
L34	22.76'	S19°01'21"E
L35	106.25'	S19°01'21"E
L36	46.84'	N70°58'39"E
L37	40.00'	N70°58'39"E
L38	61.01'	S38°21'22"W
L39	7.56'	N52°03'00"W

