

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT R. FRALIN DEVELOPMENT, CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, IN INSTRUMENT NUMBERS 200406674 & 200406675 AND LABELED AS UTILITY LOT ON PLAT OF "HANGING ROCK TERRACE SECTION 1", PLAT BOOK 28, PAGE 128, ALL OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THAT R. FRALIN DEVELOPMENT, CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 4 TO 3 TO 5 THROUGH 9 TO 1, INCLUSIVE, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, IN INSTRUMENT NUMBERS 200406674 & 200406675 AND LABELED AS LOTS 41, 42, & 43 ON REVISED PLAT OF "HANGING ROCK TERRACE SECTION 3", INSTRUMENT NUMBER 2007-16573, ALL OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

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 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:

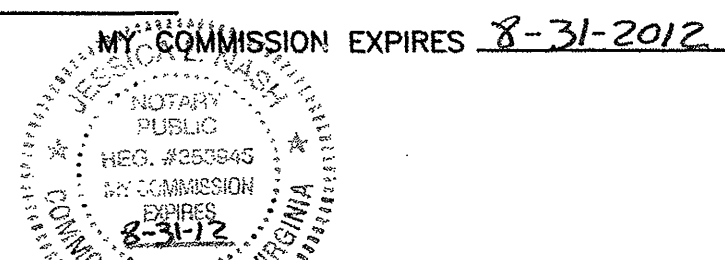
BY: Robert P. Fralin ITS: president
R. FRALIN DEVELOPMENT CORPORATION

REPRESENTATIVE: J. C. Co LENDER: STELLARONE BANK

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert P. Fralin WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF September, 2008.

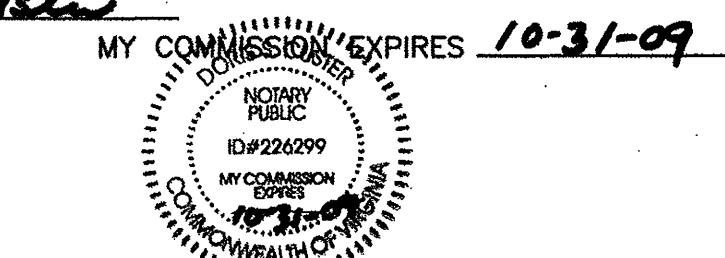
NOTARY PUBLIC
REG. #353945



STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Doris S. Custer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. Chris Connor WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF September, 2008.

NOTARY PUBLIC
REG. #226299



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: Denise Souders 9/11/08
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 11:01 O'CLOCK A. M. ON THIS 11 DAY OF Sept., 2008, IN INSTRUMENT NO. 2008-12654.

TESTE: STEVEN A. MCGRAW
CLERK

Walter Lane
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: R. FRALIN DEVELOPMENT CORPORATION
- LEGAL REFERENCES: INSTRUMENT #200406674
INSTRUMENT #200406675
PLAT BOOK 28, PAGE 128 (HANGING ROCK TERRACE, SECTION 1)
PLAT BOOK 30, PAGE 120 (HANGING ROCK TERRACE, SECTION 2)
INSTRUMENT #2007-16573 (HANGING ROCK TERRACE, SECTION 3)
- OLD TAX MAP NUMBERS: 035.04-07-16.00-0000 (UTILITY LOT, HANGING ROCK TERRACE, SECTION 1)
035.00-02-01.00-0000 (LOT 41, HANGING ROCK TERRACE, SECTION 3)
035.00-02-02.00-0000 (LOT 42, HANGING ROCK TERRACE, SECTION 3)
035.00-02-03.00-0000 (LOT 43, HANGING ROCK TERRACE, SECTION 3)
- 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 CURRENTLY ZONED: R1
SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE FEMA MAP #51161C0129G. (REVISED DATE: SEPTEMBER 28, 2007)
- THE 100-YEAR WATER SURFACE ELEVATION SHOWN HEREON IS BASED UPON A PRIVATE STUDY PERFORMED BY BALZER & ASSOCIATES, INC.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ON LOTS 42A & 43 AND THE PRIVATE ROAD THAT WILL BE CONSTRUCTED WITHIN THE BOUNDS OF THE 20' PRIVATE ACCESS EASEMENT ARE TO BE MAINTAINED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	10381.6056	9133.7242
2	10364.5524	8947.5541
3	10507.6390	8951.7126
4	10523.1233	9120.7617
5	10697.1303	8957.2198
6	10893.6041	9638.4118
7	10361.8033	9586.5933
8	10351.8244	9351.5009
9	10392.2938	9250.4114
1	10381.6056	9133.7242

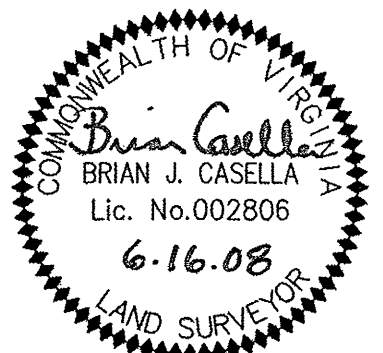
PUBLIC WATER LINE EASEMENT		
LINE	BEARING	LENGTH
J-T	SEE CURVE TABLE	
T-U	N17°57'00"E	130.02'
U-V	N27°03'00"W	30.28'
V-AA	S87°21'29"W	139.27'
V-W	N87°21'29"E	21.96'
W-X	S27°03'00"E	29.49'
X-Y	S17°57'00"W	129.39'
Y-Z	S03°20'58"E	12.06'
Z-J	SEE CURVE TABLE	

CENTERLINE 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE TANK LOT AND LOT 42A		
LINE	BEARING	LENGTH
B-BB	SEE CURVE TABLE	
BB-CC	N88°55'14"E	20.58'
CC-DD	SEE CURVE TABLE	
DD-EE	N33°09'29"E	32.90'
EE-FF	SEE CURVE TABLE	
FF-GG	SEE CURVE TABLE	
GG-J	S37°15'26"W	183.36'
GG-HH	SEE CURVE TABLE	
HH-II	S75°46'58"W	26.42'
II-JJ	SEE CURVE TABLE	
JJ-AA	S87°21'29"W	151.01'

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
BRIAN J. CASELLA

002806



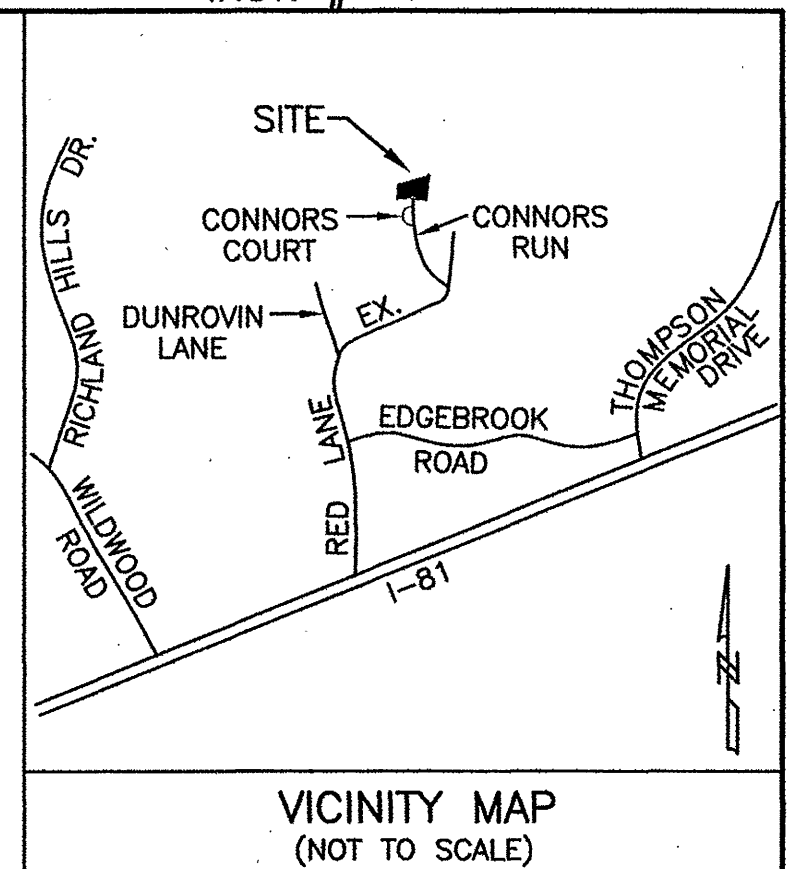
PRIVATE DRAINAGE EASEMENTS		
LINE	BEARING	LENGTH
L1	N72°05'51"W	102.82'
A-B	S37°52'51"W	40.00'
B-C	N52°07'09"W	90.85'
C-D	N37°52'51"E	40.00'
D-A	S52°07'09"E	90.85'
J-K	N37°15'26"E	94.76'
K-L	N04°58'29"W	96.85'
L-M	N85°01'31"E	40.00'
M-N	S04°58'29"E	96.85'
N-K	S85°01'31"W	40.00'

100-YEAR PONDING EASEMENTS		
LINE	BEARING	LENGTH
L2	N60°29'05"W	172.55'
E-F	S12°03'58"W	28.65'
F-G	S76°13'05"W	33.51'
G-H	N11°22'44"W	58.85'
H-I	S76°20'35"E	19.48'
I-E	S61°17'04"E	35.59'
KK-O	S18°52'46"E	7.98'
O-P	N02°25'29"W	39.01'
P-Q	N08°29'28"E	20.25'
Q-R	N70°06'08"E	18.87'
R-S	S18°46'24"E	63.23'
S-O	S81°58'18"W	39.82'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	188.43'	55.00'	384.13'	N68°10'56"W	108.89'	196°17'47"
C2	85.36'	55.00'	53.97'	N14°29'38"W	77.04'	88°55'10"
C3	60.35'	55.00'	33.62'	S89°36'36"W	57.37'	62°52'23"
C4	42.72'	55.00'	22.50'	S35°55'17"W	41.65'	44°30'14"
J-T	19.69'	55.00'	9.95'	N69°12'31"W	19.58'	20°30'37"
Z-J	5.01'	55.00'	2.51'	N56°20'35"W	5.01'	5°13'15"
B-BB	28.82'	55.00'	14.75'	N14°57'12"E	28.49'	30°01'30"
CC-DD	72.99'	75.00'	39.68'	N61°02'21"E	70.15'	55°45'45"
EE-FF	84.35'	160.00'	43.18'	N18°03'21"E	83.37'	30°12'17"
FF-GG	72.55'	50.00'	44.34'	N38°36'59"W	66.35'	83°08'22"
GG-HH	20.97'	50.00'	10.64'	S87°47'54"W	20.82'	24°01'51"
II-JJ	52.65'	40.00'	30.93'	N66°30'30"W	48.93'	75°25'03"

THE ROAD SERVING LOT 42A, LOT 43 & THE PUBLIC UTILITY 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 HIGHWAYS AND 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 TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF HIGHWAY AND TRANSPORTATION.

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.



RESUBDIVISION PLAT FOR R. FRALIN DEVELOPMENT CORPORATION

BEING THE RESUBDIVISION OF
THE UTILITY LOT AS SHOWN ON
HANGING ROCK TERRACE SECTION 1
PLAT BOOK 28, PAGE 128

AND LOTS 41 & 42 AS SHOWN ON
HANGING ROCK TERRACE SECTION 3
INSTRUMENT #2007-16573

CREATING HEREON
LOT 41A (2.028 ACRES), LOT 42A (1.633 ACRES),
PUBLIC UTILITY LOT (1.046 ACRES), &
A 20' PRIVATE ACCESS EASEMENT

CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SITUATED ON CONNORS RUN

DATED JUNE 16, 2008
JOB #R0800117.00

SHEET 1 OF 2 SCALE: 1" = 40'

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

