

INST. # 2009-00889

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 5 TO 1, INCLUSIVE, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEEDS, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, IN INSTRUMENT #'S 200406674 AND 200406675.

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.

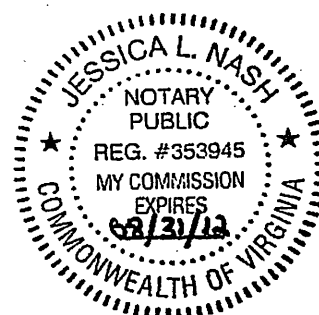
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

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

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

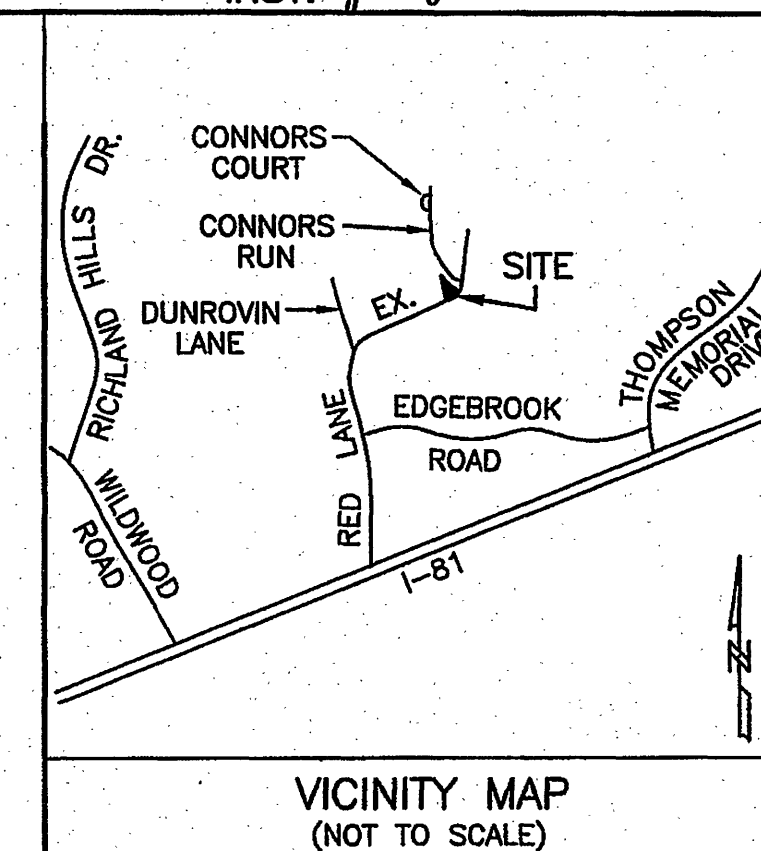
I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert P. Fralin WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23rd DAY OF January, 2009.

Jessica L. Nash
NOTARY PUBLIC
REG. #353945
MY COMMISSION EXPIRES 08/31/12



NOTES:

1. OWNER OF RECORD: R. FRALIN DEVELOPMENT CORPORATION
2. LEGAL REFERENCES: INSTRUMENT #200406674, INSTRUMENT #200406675, & PLAT BOOK 28, PAGE 128
3. CURRENT TAX MAP NUMBER: 035.04-07-17.00-0000
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY CURRENTLY ZONED: R1
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE F.E.M.A. MAP PANEL #51161C0129 G. (EFFECTIVE DATE: SEPTEMBER 28, 2007). LOTS 1 THROUGH 3 ARE LOCATED IN A NON-FEMA DESIGNATED FLOODPLAIN. 100 YEAR FLOODPLAIN, 100 YEAR FLOODWAY, AND MINIMUM FLOOR ELEVATIONS SHOWN HEREON ARE BASED UPON AN INDEPENDENT FLOOD STUDY PERFORMED BY BALZER AND ASSOCIATES, INC. DATED DECEMBER 1, 2008.
7. FENCES, WALLS, OR OTHER STRUCTURES SHALL NOT BE ALLOWED IN THE AREA DEFINED AS 100 YEAR FLOODWAY.
8. THE NATURAL WATERCOURSE CROSSING THE SUBJECT PROPERTY DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. ELEVATION CERTIFICATES MAY BE REQUIRED ON LOTS 1 THROUGH 3 AS PART OF THE BUILDING PERMIT PROCESS.
9. MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 1 THROUGH 3, ON CHART BELOW, ARE ESTABLISHED FOR COMPLIANCE WITH FLOODPLAIN REQUIREMENTS IN THE ROANOKE COUNTY ZONING ORDINANCE. ELEVATION DATUM IS NAVD 88.
10. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
11. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST (ASSUMED)

CORNER	NORTHING	EASTING
1	8069.8488	9762.0729
2	8611.4706	9652.5212
3	8377.5562	9877.6330
4	8266.0122	10061.9733
5	8083.2117	9824.3137
1	8069.8488	9762.0729

MINIMUM FINISHED FLOOR ELEVATIONS (NAVD 88)		
LOT	BASE FLOOD ELEVATION	MINIMUM FINISHED FLOOR
1	1319.4'	1322.0'
2	1318.3'	1321.0'
3	1313.6'	1316.0'
4	N/A	N/A

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.

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.

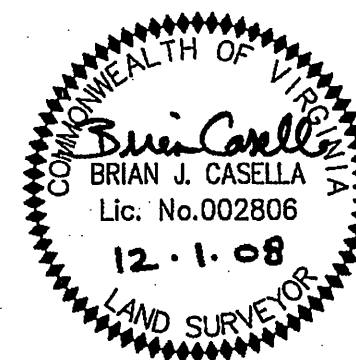
APPROVED: John J. Mays 1-26-09
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

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 12:26 O'CLOCK P.M. ON THIS 26 DAY OF Jan, 2009, IN INSTRUMENT No. 2009-00889.

TESTE: STEVEN A. MCGRAW Deputy Clerk
CLERK DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

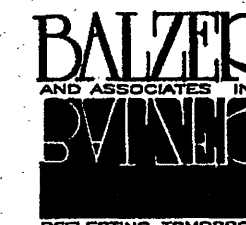
Brian J. Casella
BRIAN J. CASELLA 002806



PLAT OF SURVEY
SHOWING PROPERTY OWNED BY
R. FRALIN DEVELOPMENT CORPORATION
BEING
THE RESUBDIVISION OF
LOT 1A (2.155 ACRES) AS SHOWN ON
HANGING ROCK TERRACE
SECTION 1

PLAT BOOK 28, PAGE 128
TO BE KNOWN AS
CAROL ESTATES
CREATING HEREON LOTS 1 THROUGH 4
AND

A 10' PRIVATE WATER & SEWER EASEMENT
FOR THE BENEFIT OF LOT 3
SITUATED ON RED LANE EXTENSION
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED DECEMBER 1, 2008
JOB #R0800163.00
SCALE: 1" = 40'
SHEET 1 OF 2



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

PLANNERS ARCHITECTS
ENGINEERS SURVEYORS