

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GRAHAM-THOMAS, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 18 TO 1, INCLUSIVE AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #'S 200501963 & 200501964.

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 DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

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 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 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: Bradley M. Graham ITS: member Graham Construction, Inc.
GRAHAM-THOMAS, L.L.C. member GTLLC
REPRESENTATIVE: Allen W. Clark LENDER: VALLEY BANK

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, John A. Bradshaw, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Bradley M. Graham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF March, 2011.

John A. Bradshaw, Jr. REG. # 2014813
NOTARY PUBLIC

MY COMMISSION EXPIRES 1/31/2014

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, John A. Bradshaw, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Allen W. Clark, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 17th DAY OF March, 2011.

John A. Bradshaw, Jr. REG. # 2014813
NOTARY PUBLIC

MY COMMISSION EXPIRES 1/31/2014

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 3-23-11
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 09:20 O'CLOCK A.M. ON THIS 20th DAY OF MAR 23 2011, 2011, IN INSTRUMENT No. 2011-02831.

TESTE: STEVEN A. MCGRAW, Clerk Deborah Chan
CLERK DEPUTY CLERK

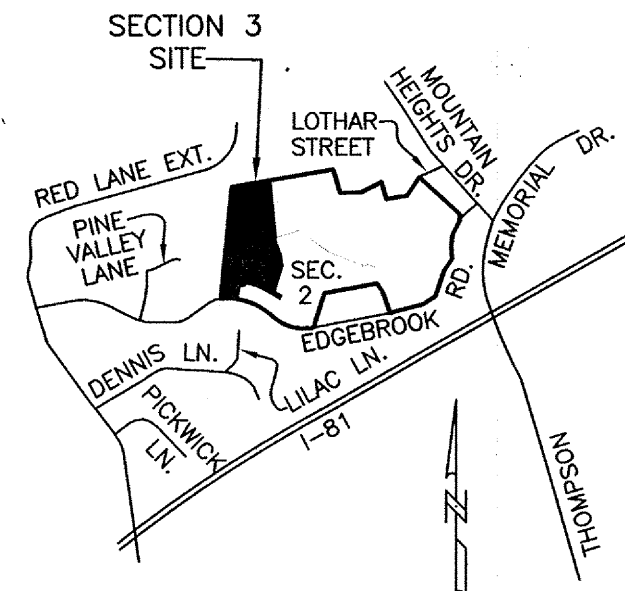
NOTES:

- OWNER OF RECORD: GRAHAM-THOMAS, L.L.C.
- LEGAL REFERENCES: INSTRUMENT #200501963, INSTRUMENT #200501964, & INSTRUMENT #200706405(PLAT OF "FAIRWAYS AT HANGING ROCK", SECTION 2)
- OLD TAX MAP NUMBER: 035.04-02-33.00-0000
- THIS PROPERTY IS CURRENTLY ZONED R-1. SETBACKS SHOWN HEREON ARE BASED UPON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
- 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 IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP PANEL #'S 51161C0129G & 51161C0133G (REVISED DATE: 09/28/07). THIS DETERMINATION IS BASED UPON A REVIEW OF THE F.E.M.A. MAP PANEL & HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THE WATER COURSE CROSSING LOT 16, LOT 17, & TRACT A1 DOES NOT DRAIN AN UPSTREAM AREA OF GREATER THAN 100 ACRES.
- THE LIMITS OF THE IDENTIFIED JURISDICTIONAL WATERS AND WETLANDS FOR THE UNITED STATES ARMY CORPS OF ENGINEERS WERE DELINEATED BY THOM LEEDOM WITH 'BLUE RIDGE ECOLOGICAL SERVICES'. SEE LETTER FROM THE "DEPARTMENT OF THE ARMY" REGARDING "FAIRWAYS AT HANGING ROCK" DATED NOVEMBER 21, 2008, REFERENCE #2008-2378, ROANOKE RIVER.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE 10' PRIVATE DRAINAGE EASEMENT CROSSING LOTS 15 THROUGH 21, THE 20' PRIVATE DRAINAGE EASEMENTS ON TRACT A1 & LOTS 18 AND 19, & THE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ON LOT 26. DWELLINGS CONSTRUCTED ON LOTS 16 THROUGH 21 ARE REQUIRED TO CONNECT ALL ROOF LEADERS TO THE STORMWATER COLLECTION SYSTEM WITHIN THE 10' PRIVATE DRAINAGE EASEMENT SHOWN HEREON.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE STORM-WATER MANAGEMENT LOT SHOWN ON THE PLAT OF "FAIRWAYS AT HANGING ROCK", SECTION 2 (INSTRUMENT #200706405), WITH THE FAIRWAYS AT HANGING ROCK HOMEOWNER'S ASSOCIATION AS DETAILED IN INSTRUMENT #200713195.
- ALL EXISTING (EX.) EASEMENTS SHOWN HEREON WERE CREATED ON "THE FAIRWAYS AT HANGING ROCK", SECTION 2 PLAT (INSTRUMENT #200706405) UNLESS STATED OTHERWISE.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	169.66'	478.00'	85.73'	N68°34'32"W	168.77'	20°20'10"
C2	85.71'	478.00'	42.97'	N63°32'41"W	85.60'	10°16'27"
C3	83.94'	478.00'	42.08'	N73°42'46"W	83.84'	10°03'43"
C4	25.31'	25.00'	13.86'	S72°14'53"W	24.25'	58°00'59"
C5	54.84'	55.00'	29.94'	S71°48'17"W	52.60'	57°07'46"
C6	166.89'	605.00'	83.98'	N87°31'59"W	166.36'	15°48'18"
C7	27.12'	20.00'	16.11'	N20°34'08"W	25.09'	77°42'18"
C8	219.91'	140.00'	140.00'	N26°42'59"W	197.99'	90°00'00"
C9	25.60'	140.00'	12.84'	N13°02'41"E	25.57'	10°28'39"
C10	50.16'	140.00'	25.35'	N02°27'32"W	49.90'	20°31'47"
C11	144.15'	140.00'	79.20'	N42°13'12"W	137.86'	58°59'34"
C12	63.22'	173.54'	31.96'	N61°16'49"W	62.87'	20°52'21"
C13	31.97'	35.00'	17.20'	N24°40'44"W	30.87'	52°19'48"
C14	273.25'	55.00'	42.46'	S39°09'22"W	67.22'	284°39'37"
C15	43.39'	55.00'	22.90'	N21°06'55"W	42.28'	45°12'11"
C16	32.93'	55.00'	16.98'	N60°52'10"W	32.44'	34°18'19"
C17	31.21'	55.00'	16.04'	S85°43'15"W	30.79'	32°30'50"
C18	41.43'	55.00'	21.76'	S47°52'54"W	40.46'	43°09'51"
C19	49.59'	55.00'	26.62'	S00°28'12"W	47.93'	51°39'34"
C20	45.98'	55.00'	24.43'	S49°18'41"E	44.66'	47°54'13"
C21	28.71'	55.00'	14.69'	S88°13'07"E	28.39'	29°54'39"
C22	31.97'	35.00'	17.20'	S77°00'32"E	30.87'	52°19'48"
C23	77.79'	213.54'	39.33'	S61°16'49"E	77.36'	20°52'21"
C24	6.19'	213.54'	3.09'	S51°40'26"E	6.19'	1°39'36"
C25	71.61'	213.54'	36.14'	S62°06'37"E	71.27'	19°12'46"
C26	157.08'	100.00'	100.00'	S26°42'59"E	141.42'	90°00'00"
C27	40.59'	25.00'	26.36'	S64°48'03"W	36.28'	93°02'05"
A-B	20.20'	55.00'	10.21'	N88°32'36"W	20.09'	21°02'33"
E-F	0.72'	55.00'	0.36'	S69°05'13"W	0.72'	0°45'14"
I-E	19.40'	55.00'	9.80'	S79°33'59"W	19.29'	20°12'17"
S-J	72.44'	55.00'	42.56'	S12°22'19"W	67.32'	75°27'48"
II-JJ	29.68'	25.00'	16.87'	S77°18'22"W	27.97'	68°01'27"
KK-LL	25.00'	478.00'	12.50'	N70°10'48"W	25.00'	2°59'48"
MM-NN	47.55'	532.00'	23.79'	S69°07'04"E	47.53'	5°07'16"
NN-JJ	22.72'	25.00'	12.21'	S85°16'50"W	21.95'	52°04'31"

THE JOINT DRIVEWAYS SERVING LOTS 18 THROUGH 21 ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS THEY ARE CONSTRUCTED AND OTHERWISE COMPLY 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 THESE STREETS 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.



VICINITY MAP
NO SCALE

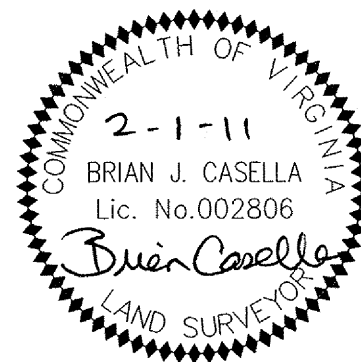
COORDINATE LIST(ASSUMED)

CORNER	NORTHING	EASTING
1	244.3514	858.2333
2	1292.1849	982.4740
3	1302.7135	1051.5532
4	1130.4912	1091.3138
5	1018.4615	1134.3180
6	907.1995	1179.2707
7	798.8632	1244.3657
8	810.9408	1388.1594
9	634.6469	1446.2372
10	538.1312	1454.3481
11	304.6440	1377.2041
12	266.8440	1441.1749
13	223.7974	1415.7389
14	310.4018	1274.9240
15	372.0485	1117.8174
16	364.6558	1094.7252
17	348.2321	1044.7585
18	237.1908	1024.4398
1	244.3514	858.2333

ACREAGE TABLE

4.952 ACRES FOR SECTION 3 LOTS 13 THROUGH 26
0.922 ACRES FOR PUBLIC RIGHT-OF-WAY DEDICATION
+2.291 ACRES FOR TRACT A1 (FOR FUTURE DEVELOPMENT)
8.165 ACRES TOTAL FOR SECTION 3

41.163 ACRES REMAINING ON SECTION 2 PLAT
-8.165 ACRES TOTAL FOR SECTION 3
32.998 ACRES REMAINING FOR FUTURE DEVELOPMENT



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

Brian Casella
BRIAN J. CASELLA 002806

PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF
PROPERTY OWNED BY GRAHAM-THOMAS, L.L.C.
TO BE KNOWN AS

FAIRWAYS AT HANGING ROCK SECTION 3

CREATING HEREON LOTS 13 THROUGH 26
& TRACT A1(2.291 ACRES)

SITUATED ON EDGEWOOD ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED FEBRUARY 1, 2011
JOB #R0500377.03
SCALE: 1"= 30'
SHEET 1 OF 4

DRN: JLN
CHK: BJC

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



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