

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AL M. COOPER CONSTRUCTION, INCORPORATED IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 23 TO 1, INCLUSIVE AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT #200415900, AND A PORTION OF THE ROADS VACATED BY ORDINANCE #042506-10 (AS RECORDED IN INSTRUMENT #200610353); BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

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 TOTALING 0.676 ACRES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC WATERLINE RIGHTS AND EASEMENTS AND ALL PUBLIC 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 THRU 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:

AL M. COOPER CONSTRUCTION, INCORPORATED

BY: AL M. COOPER ITS: AL M. COOPER

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, MEGAN HODDER WRIGHT, 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 3rd  
DAY OF January, 2012.

Megan Hodder Wright  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/14

#### CONSERVATION AREA TABLE

LOCATION	AREA	PERCENTAGE OF TRACT 1B1A
OPEN SPACE LOT 3	1.337 ACRES	3.5%
ON OPEN SPACE LOT 4	17.862 ACRES	46.9%
OPEN SPACE LOT 5	0.137 ACRE (EXISTING)	0.4%
CORNERS 23-24-25-A-23	0.120 ACRE (EXISTING)	0.3%
TOTAL	19.456 ACRES TOTAL	51.1% TOTAL

\*NOTE: INFORMATION ABOVE IS AS SHOWN ON PLAT OF "FAIRCRESS, SECTION 1" RECORDED IN INST. #200902055. THIS SECTION OF THE DEVELOPMENT DOES NOT RESULT IN A CHANGE TO EXISTING CONSERVATION AREAS.

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.

Steven A. McGraw  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

1/5/12  
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 11:47 O'CLOCK A.M. ON THIS 6 DAY OF Jan., 2012, IN PLAT BOOK ---

TESTE: STEVEN A. MCGRAW, Clerk

Robert Han  
DEPUTY CLERK

#### NOTES:

- OWNERS OF RECORD: AL M. COOPER CONSTRUCTION, INCORPORATED
- LEGAL REFERENCES: INSTRUMENT #200415900, INSTRUMENT #200610353, INSTRUMENT #200809332, INSTRUMENT #200902055
- OLD TAX MAP NUMBER: 087.20-06-40.00-0000
- 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). THIS OPINION IS BASED UPON AN EXAMINATION OF F.E.M.A. MAP #51161C0253 G (EFFECTIVE DATE: 09/28/07) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- PROPERTY CURRENTLY ZONED R1 & R2. LOTS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-13.1, SINGLE FAMILY DWELLING, ATTACHED AND DETACHED (CLUSTER SUBDIVISION OPTION).
- THE HOMEOWNERS ASSOCIATIONS OF BERKELEY FARMS (INST. #200809332 PLAT) AND OF FAIRCRESS SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREAS AS SHOWN ON THIS PLAT AND IN EASEMENTS PROPERLY DEDICATED.
- THE HOMEOWNERS ASSOCIATION OF FAIRCRESS SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE COMMON OPEN SPACE LOTS 1, 2, 3, 4, & 5 AND IMPROVEMENTS CONSTRUCTED WITHIN THE BOUNDS OF THOSE AREAS FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION.
- NO BUILDING, BUILDING ADDITION, STRUCTURE, STREET, DRIVEWAY, PARKING AREA, OR ANY OTHER TYPE OF PHYSICAL LAND IMPROVEMENT SHALL BE LOCATED WITHIN THE CONSERVATION AREAS DESIGNATED HEREON IN COMMON OPEN SPACE LOTS 3, 4, & 5; PER ROANOKE COUNTY CODE SECTION 30-82-13.1 (E) 4 & 5.
- COMMON OPEN SPACE LOTS 1, 2, 3, 4, & 5 SHALL NOT BE USED FOR ANY TYPE OF RESIDENTIAL DWELLING; PER ROANOKE COUNTY CODE SECTION 30-82-13.1 (E) 4 & 5.
- SEE INSTRUMENT #200417605 FOR THE VACATION OF THE INGRESS-EGRESS EASEMENT GRANTED IN DEED BOOK 908, PAGE 629 ALONG THE EASTERLY PROPERTY LINE.
- ALL EASEMENTS SHOWN ON THIS PLAT ARE NEW, UNLESS OTHERWISE INDICATED.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

#### ACREAGE TABLE

3.990 ACRES - IN LOTS A1 THROUGH A36
+ 0.676 ACRES - IN PUBLIC RIGHT-OF-WAY DEDICATION
4.666 ACRES - TOTAL SHOWN ON PLAT (TRACT A)

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	38.94'	140.00'	19.60'	N79°30'48"E	38.82'	15°56'18"
C2	34.08'	25.00'	20.28'	S53°28'06"E	31.50'	78°05'54"
C3	140.23'	140.00'	76.63'	S43°06'47"E	134.44'	57°23'17"
C4	16.78'	140.00'	8.40'	S17°51'13"E	16.77'	06°52'08"
C5	15.92'	140.00'	7.97'	S24°32'43"E	15.91'	06°30'52"
C6	42.27'	140.00'	21.30'	S36°27'08"E	42.11'	17°18'00"
C7	31.23'	140.00'	15.68'	S51°29'34"E	31.16'	12°46'51"
C8	34.02'	140.00'	17.10'	S64°50'43"E	33.94'	13°55'27"
C9	204.43'	140.00'	125.31'	N66°21'40"E	186.74'	83°39'48"
C10	21.49'	140.00'	10.77'	S76°12'20"E	21.47'	8°47'48"
C11	32.91'	140.00'	16.53'	S87°20'19"E	32.84'	13°28'10"
C12	32.40'	140.00'	16.27'	N79°17'49"E	32.33'	13°15'35"
C13	29.09'	140.00'	14.60'	N66°42'51"E	29.04'	11°54'20"
C14	30.98'	140.00'	15.56'	N54°25'17"E	30.92'	12°40'49"
C15	30.58'	140.00'	15.35'	N41°49'26"E	30.52'	12°30'55"
C16	26.97'	140.00'	13.53'	N30°02'52"E	26.93'	11°02'12"
C17	144.37'	140.00'	79.35'	N05°00'48"W	138.06'	59°05'09"
C18	20.85'	140.00'	10.44'	N20°15'50"E	20.83'	8°31'52"
C19	25.59'	140.00'	12.83'	N10°45'39"E	25.56'	10°28'29"
C20	29.81'	140.00'	14.96'	N00°34'34"W	29.75'	12°11'56"
C21	26.43'	140.00'	13.25'	N12°05'00"W	26.39'	10°48'56"
C22	31.36'	140.00'	15.75'	N23°54'29"W	31.29'	12°50'03"
C23	10.34'	140.00'	5.17'	N32°26'27"W	10.34'	4°13'52"
C24	40.12'	25.00'	25.86'	N11°24'48"E	35.95'	91°56'22"
C25	29.72'	225.00'	14.88'	N61°10'00"E	29.69'	7°34'02"
C26	6.56'	325.00'	3.28'	N43°43'53"E	6.56'	1°09'22"
C27	44.63'	25.00'	31.03'	S85°42'06"E	38.94'	102°17'26"
C28	103.12'	100.00'	56.68'	S05°00'48"E	98.61'	59°05'09"
C29	78.68'	100.00'	41.50'	S12°00'56"E	76.67'	45°04'53"
C30	24.44'	100.00'	12.28'	S17°31'38"W	24.38'	14°00'16"
C31	146.02'	100.00'	89.51'	S66°21'40"W	133.39'	83°39'48"
C32	67.60'	100.00'	35.15'	S43°53'41"W	66.32'	38°43'51"
C33	60.70'	100.00'	31.32'	S80°39'01"W	59.78'	34°46'50"
C34	17.72'	100.00'	8.88'	N76°53'00"W	17.70'	10°09'08"
C35	91.39'	100.00'	49.16'	N45°37'37"W	88.24'	52°21'38"
C36	47.08'	100.00'	23.99'	N58°19'08"W	46.65'	26°58'37"
C37	41.09'	100.00'	20.84'	N33°03'33"W	40.80'	23°32'32"
C38	3.21'	100.00'	1.61'	N20°22'02"W	3.21'	01°50'29"
C39	40.04'	25.00'	25.78'	N26°26'07"E	35.90'	91°45'49"
C40	86.72'	325.00'	43.62'	N64°40'21"E	86.47'	15°17'19"

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

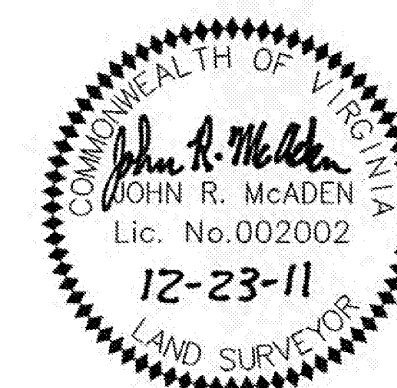
John R. McAden  
JOHN R. MCADEN

002002

#### OPEN SPACE TABLE

OPEN SPACE LOT	AREA	PERCENTAGE OF TRACT 1B1A
OPEN SPACE LOT 1	0.384 ACRE	1.0%
OPEN SPACE LOT 2	0.377 ACRE	1.0%
OPEN SPACE LOT 3	1.337 ACRES	3.5%
OPEN SPACE LOT 4	18.471 ACRES	48.5%
OPEN SPACE LOT 5	0.137 ACRE	0.4%
TOTAL	20.706 ACRES TOTAL	54.4% TOTAL

\*NOTE: INFORMATION ABOVE IS AS SHOWN ON PLAT OF "FAIRCRESS, SECTION 1" RECORDED IN INST. #200902055. THIS SECTION OF THE DEVELOPMENT DOES NOT RESULT IN A CHANGE TO EXISTING OPEN SPACE AREAS.

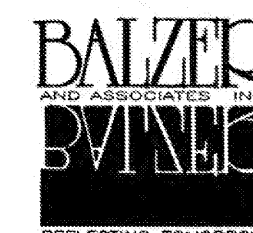


PLAT  
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY  
AL M. COOPER CONSTRUCTION, INCORPORATED  
RECORDED IN INSTRUMENT #200902055  
TO BE KNOWN AS

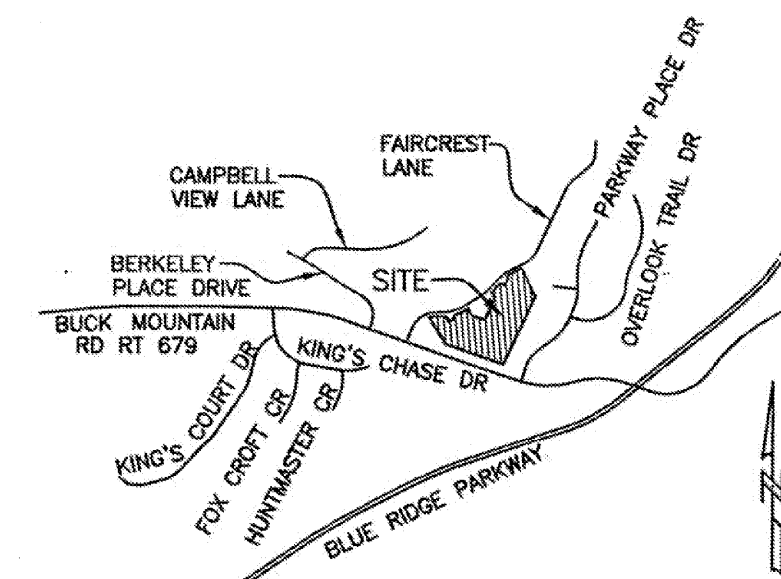
#### FAIRCRESS SECTION 2

CREATING HEREON LOTS A1 THROUGH A36  
SITUATED ON BUCK MOUNTAIN ROAD  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
DATED DECEMBER 5, 2011  
REVISED DECEMBER 23, 2011  
JOB #R0400130.04  
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



VICINITY MAP  
NO SCALE

#### FAIRCRESS COORDINATE LIST (ASSUMED)

CORNER	NORTHING	EASTING
1	1506.1362	2878.8062
2	1513.2016	2916.9774
3	1515.9340	2979.1288
4	1497.1835	3004.4393
5	1481.2175	3009.5819
6	1495.7397	3046.8526
7	1498.7525	3045.7341
8	1530.8945	3061.7141
9	1567.8835	3139.8682
10	1525.1958	3167.5662
11	1496.8614	3255.2134
12	1644.5563	3322.6135
13	1682.8554	3296.2358
14	1687.5943	3300.7694
15	1734.8242	3345.0487
16	1731.9058	3383.8761
17	1769.7846	3406.3570
18	1805.0223	3413.4708
19	1819.3429	3439.4841
20	1846.0445	3496.6167
21	1659.8414	3593.3949
22	1199.4647	3383.3034
23	1326.7741	2995.9251
1	1506.1362	2878.8062