

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GRAHAM-THOMAS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 10 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, & 201102831 (PLAT).

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 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 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: B. J. Thomas
GRAHAM-THOMAS, LLC

ITS: David G. Thomas
Manda G. Thomas

STATE OF VIRGINIA
City OF Roanoke

I, Caroline Rebecca Wilson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Brad Graham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF February, 2015.

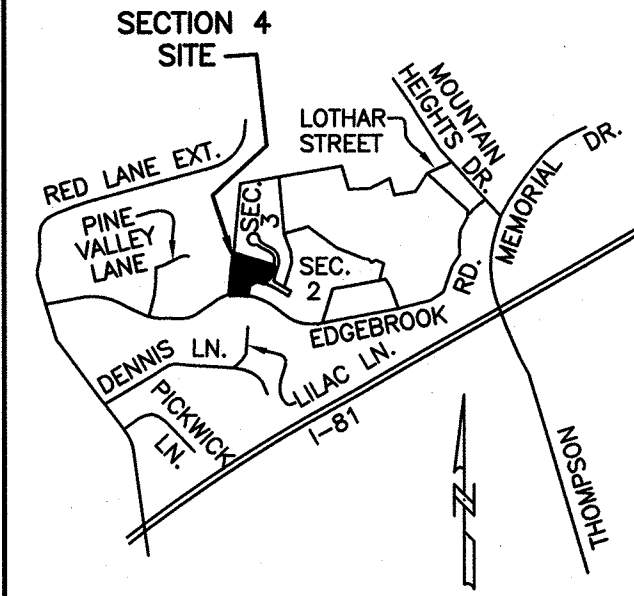
Caroline R. Wilson REG. # 7603208
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/31/18



NOTES:

- OWNER OF RECORD: GRAHAM-THOMAS, LLC
- LEGAL REFERENCES: INSTRUMENT #200501963, INSTRUMENT #200501964, & INSTRUMENT #200706405(PLAT OF "FAIRWAYS AT HANGING ROCK", SECTION 2) INSTRUMENT #201102831(PLAT OF "FAIRWAYS AT HANGING ROCK", SECTION 3)
- OLD TAX MAP NUMBER: 035.04-13-16.00-0000
- 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 THIS SUBDIVISION DOES NOT DRAIN AN UPSTREAM AREA OF GREATER THAN 100 ACRES.
- THE LIMITS OF THE IDENTIFIED JURISDICTIONAL WATERS 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 THE EXISTING 20' PRIVATE DRAINAGE EASEMENT.
- 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 3 PLAT (INSTRUMENT #201102831) 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.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT SHOWN HEREON BOUNDED BY POINTS J THROUGH L TO R TO J.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE 10' WALL MAINTENANCE EASEMENT SHOWN HEREON FROM CENTERLINE POINTS M THROUGH P.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE CONSERVATION LOT SHOWN HEREON.



VICINITY MAP
NO SCALE

COORDINATE LIST(ASSUMED)		
Point	Northing	Easting
1	244.3514	858.2333
2	634.5333	904.4968
3	509.8816	1281.7733
4	404.9721	1247.1114
5	389.5257	1214.2847
6	348.5364	1198.2886
7	372.0485	1117.8174
8	364.6558	1094.7252
9	348.2321	1044.7585
10	237.1908	1024.4398
1	244.3514	858.2333

ACREAGE TABLE

1.968 ACRES FOR SECTION 4 LOTS 6 THROUGH 12 & CONSERVATION LOT
+0.323 ACRES FOR PUBLIC RIGHT-OF-WAY DEDICATION
2.291 ACRES TOTAL FOR SECTION 4

NEW P.D.E. LINE TABLE		
LINE	BEARING	DISTANCE
A-B	S18°11'30"E	67.80'
B-C	S67°41'01"W	25.00'
C-D	N31°04'08"W	82.95'
D-E	N18°53'56"W	17.13'
E-F	N19°01'10"W	97.45'
F-G	N67°35'22"E	25.00'
G-H	S25°46'35"E	72.48'

10' WALL MAINT. EASEMENT		
LINE	BEARING	DISTANCE
M-N	S71°42'59"E	29.36'
N-O	S56°55'58"E	66.89'
O-P	S27°52'52"E	12.00'
Q-M	S18°17'1"W	5.00' TIE

NEW P.D.E. CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
E-A	55.00'	54.23'	52.06'	S75°08'00"E	56°29'38"	29.55'
I-F	55.00'	44.17'	42.99'	S32°08'26"W	46°00'32"	23.35'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	605.00'	166.89'	166.36'	N87°31'59"W	15°48'18"	83.98'
C2	478.00'	83.94'	83.84'	N73°42'46"W	10°03'43"	42.08'
C3	25.00'	25.31'	24.25'	S72°14'53"W	58°00'59"	13.86'
C4	55.00'	54.84'	52.60'	S71°48'17"W	57°07'46"	29.94'
C5	55.00'	39.08'	38.27'	N59°16'22"W	40°42'55"	20.41'
C6	55.00'	33.00'	32.51'	N21°43'35"W	34°22'39"	17.01'
C7	55.00'	36.22'	35.57'	N14°19'48"E	37°44'07"	18.80'
C8	55.00'	30.25'	29.87'	N48°57'20"E	31°30'57"	15.52'
C9	55.00'	37.95'	37.20'	N84°28'41"E	39°31'44"	19.76'
C10	55.00'	44.98'	43.74'	S52°19'34"E	46°51'45"	23.84'
C11	25.00'	17.10'	16.77'	S48°29'25"E	39°11'26"	8.90'
C12	25.00'	4.96'	4.95'	S73°45'58"E	11°21'38"	2.49'
C13	522.00'	52.44'	52.42'	S76°34'05"E	5°45'23"	26.24'
C14	522.00'	45.63'	45.61'	S71°11'09"E	5°00'30"	22.83'
C15	25.00'	40.59'	36.28'	S64°48'03"W	93°02'05"	26.36'
C16	55.00'	276.33'	64.76'	N07°10'21"E	28°51'54"	40.06'
C17	25.00'	22.06'	21.35'	S54°10'14"E	50°33'05"	11.80'
C18	522.00'	98.07'	97.93'	S74°03'50"E	10°45'53"	49.18'

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: Debbie Smith 2/27/15
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 9:43 O'CLOCK A.M. ON THIS 2 DAY OF March, 2015, IN INSTRUMENT No. 2015-01600.

TESTE: STEVEN A. MCGRAW, Clerk
CLERK

Robert Thomas
DEPUTY CLERK

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.

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

John R. McAden
JOHN R. MCADEN

002002



PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF
PROPERTY OWNED BY GRAHAM-THOMAS, LLC
TO BE KNOWN AS
FAIRWAYS AT HANGING ROCK
SECTION 4

CREATING HEREON LOTS 6 THROUGH 12
& CONSERVATION LOT (0.294 AC.)

SITUATED ON KINLOCH LANE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED FEBRUARY 25, 2015
JOB #R0500377.04

SCALE: 1"= 30'
SHEET 1 OF 2

DRN: SCB
CHK: JRM

TEL: 540-772-9580 FAX: 540-772-8050

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

