

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROSELAWN INVESTMENTS LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 23 TO 1, INCLUSIVE AND IS ALL 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 #201505819.

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 1.038 ACRES SET APART FOR IVY PARK DRIVE & RIDGELINE COURT.

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 TO-GETHER 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:

ROSELAWN INVESTMENTS LLC

BY: [Signature] ITS: Manager  
Robert P. Fralin  
PRINT NAME

STATE OF VIRGINIA

City OF Roanoke  
I, Kristin Marie Bunn, 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 15 DAY OF February, 2018.

Kristin Marie Bunn REG. # 7733394  
(NOTARY PUBLIC)  
MY COMMISSION EXPIRES 11/30/2021



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: [Signature] 2/20/18  
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 9:18 O'CLOCK A.M. ON THIS 22 DAY OF FEB 22 2018, 2018, IN INSTRUMENT No. \_\_\_\_\_.

TESTE: STEVEN A. MCGBRAW, Clerk  
CLERK

[Signature]  
DEPUTY CLERK

NOTES:

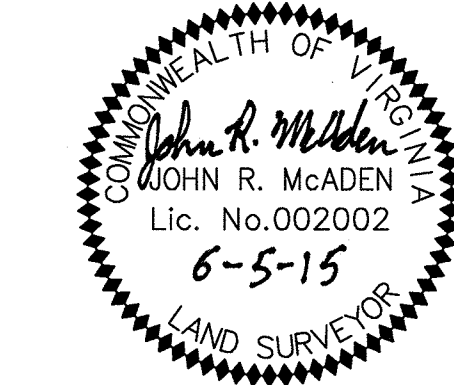
- OWNER OF RECORD: ROSELAWN INVESTMENTS LLC
- LEGAL REFERENCE: INSTRUMENT #201505819
- TAX MAP NUMBER: 086.01-01-07.00-0000
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONES AE, AE FLOODWAY, & X (UNSHADED). SEE F.E.M.A. MAP #51161C0233G. (REVISED DATE: SEPTEMBER 28, 2007) THIS DETERMINATION IS BASED UPON A REVIEW OF THE F.E.M.A. MAP PANELS & HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- THIS PROPERTY IS CURRENTLY ZONED R1 SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON, THE VARIABLE WIDTH PRIVATE S.W.M. ACCESS EASEMENT SHOWN HEREON, AND THE S.W.M. LOT SHOWN HEREON.
- MUDLICK CREEK DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. A DETAILED FLOOD STUDY MAY BE NEEDED AND AN ELEVATION CERTIFICATE MAY BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON THE LOTS ADJACENT TO THE FLOODPLAIN. FLOOD INSURANCE MAY ALSO BE REQUIRED FOR ANY STRUCTURE BUILT ON AFFECTED LOTS.

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	286.56'	57.12'	N29°01'25"E	57.03'	11°25'18"	28.66'
C2	126.96'	68.55'	N19°11'56"E	67.72'	30°56'09"	35.13'
C3	611.62'	128.90'	N62°28'15"W	128.66'	12°04'30"	64.69'
C4	843.51'	285.87'	N66°08'32"W	284.51'	19°25'05"	144.32'
C5	25.00'	50.05'	S66°12'43"W	42.10'	114°42'34"	39.02'
C6	580.00'	381.74'	S09°59'52"E	374.89'	37°42'38"	198.07'
C7	580.00'	101.49'	S03°50'40"W	101.36'	10°01'33"	50.88'
C8	580.00'	84.89'	S05°21'42"E	84.82'	8°23'11"	42.52'
C9	580.00'	84.78'	S13°44'34"E	84.71'	8°22'32"	42.47'
C10	580.00'	85.45'	S22°09'05"E	85.38'	8°26'30"	42.80'
C11	580.00'	25.12'	S27°36'45"E	25.11'	2°28'52"	12.56'
C12	25.00'	25.80'	S58°24'48"E	24.67'	59°07'14"	14.18'
C13	55.00'	279.75'	S57°44'17"W	61.97'	291°25'24"	37.50'
C14	55.00'	50.97'	S61°25'28"E	49.17'	53°05'54"	27.48'
C15	55.00'	51.45'	S08°04'36"E	49.59'	53°35'50"	27.78'
C16	55.00'	50.66'	S45°06'40"W	48.89'	52°46'43"	27.29'
C17	55.00'	50.74'	N82°04'16"W	48.96'	52°51'25"	27.34'
C18	55.00'	47.29'	N31°00'39"W	45.85'	49°15'50"	25.22'
C19	55.00'	28.63'	N08°32'07"E	28.31'	29°49'43"	14.65'
C20	25.00'	23.03'	N02°56'23"W	22.22'	52°46'44"	12.40'
C21	620.00'	100.22'	N24°41'54"W	100.12'	9°15'43"	50.22'
C22	620.00'	23.37'	N28°14'58"W	23.37'	2°09'34"	11.69'
C23	620.00'	76.86'	N23°37'07"W	76.81'	7°06'09"	38.48'
C24	25.00'	37.63'	N63°11'30"W	34.18'	86°14'57"	23.41'
C25	180.00'	13.85'	S71°28'46"W	13.85'	4°24'31"	6.93'
C26	25.00'	28.79'	S35°12'33"W	27.23'	65°58'57"	16.23'
C27	55.00'	278.82'	N32°34'03"W	62.74'	290°27'16"	38.19'
C28	55.00'	67.65'	S37°26'28"W	63.46'	70°28'19"	38.85'
C29	55.00'	47.47'	N82°35'57"W	46.01'	49°26'51"	25.32'
C30	55.00'	38.75'	N37°41'28"W	37.95'	40°22'07"	20.22'
C31	55.00'	38.53'	N02°33'52"E	37.75'	40°08'32"	20.10'
C32	55.00'	38.79'	N42°50'25"E	37.99'	40°24'35"	20.24'
C33	55.00'	47.63'	N87°51'09"E	46.15'	49°36'52"	25.42'
C34	25.00'	20.79'	N88°49'51"E	20.20'	47°39'28"	11.04'
C35	25.00'	10.08'	S78°53'44"E	10.02'	23°06'37"	5.11'
C36	25.00'	10.71'	N77°16'32"E	10.63'	24°32'51"	5.44'
C37	220.00'	33.34'	N69°20'34"E	33.30'	8°40'55"	16.70'
C38	25.00'	37.42'	N30°48'32"E	34.02'	85°44'58"	23.21'
C39	620.00'	264.94'	N00°10'33"E	262.93'	24°29'00"	134.52'
C40	620.00'	91.85'	N07°49'19"W	91.76'	8°29'17"	46.01'
C41	620.00'	56.85'	N00°57'04"W	56.83'	5°15'13"	28.45'
C42	620.00'	56.82'	N04°18'05"E	56.80'	5°15'04"	28.43'
C43	620.00'	59.42'	N09°40'20"E	59.39'	5°29'27"	29.73'
C44	25.00'	31.28'	N23°25'24"W	29.28'	71°40'55"	18.06'
C45	611.62'	30.22'	S57°50'56"E	30.22'	2°49'52"	15.11'
C46	611.62'	98.68'	N63°53'11"W	98.57'	9°14'38"	49.45'

ACREAGE TABLE

9.832 ACRES FOR LOTS 1 THROUGH 25 AND SWM LOT  
+ 1.038 ACRES IN R/W DEDICATION FOR IVY PARK DRIVE & RIDGELINE COURT  
10.870 ACRES TOTAL SHOWN ON PLAT

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.



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

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	4979.318	4249.196
2	5048.521	4246.635
3	5072.704	4216.771
4	5122.573	4244.440
5	5195.673	4294.820
6	5259.627	4317.090
7	5260.179	4334.191
8	5309.108	4366.014
9	5446.134	4446.398
10	5481.550	4526.508
11	5464.737	4701.321
12	5540.304	4802.241
13	5370.526	4949.712
14	5386.742	5039.255
15	4904.585	5136.235
16	4889.004	5026.379
17	4954.389	5024.016
18	4949.334	4884.108
19	4869.387	4886.996
20	4656.948	4869.357
21	4679.306	4812.573
22	4738.773	4698.481
23	4864.245	4509.393

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  
THE PROPERTY OWNED BY ROSELAWN INVESTMENTS LLC  
RECORDED IN INSTRUMENT #201505819  
TO BE KNOWN AS  
FOX HUNT  
CREATING HEREON  
LOTS 1 THROUGH 25  
AND S.W.M. LOT  
SITUATE ON ROSELAWN ROAD  
WINDSOR HILLS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SURVEYED JUNE 5, 2015  
JOB #04150025.00  
SCALE: 1" = 60'  
SHEET 1 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS