

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT BENCHMARK BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON
TO BE SUBDIVIDED, BEING 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 #201708704

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:

BENCHMARK BUILDERS, INC.

BY: Brent A. Fortenberry ITS: PRESIDENT
BRENT A. FORTENBERRY

NOTES:

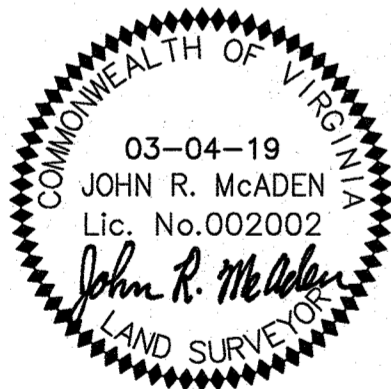
- OWNERS OF RECORD: BENCHMARK BUILDERS, INC.
- LEGAL REFERENCE: INST. #201708704, T.M. #086.01-01-04.01
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT
AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT
SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP
#51161C0231G. (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY CURRENTLY ZONED: R-1 (CLUSTER DEVELOPMENT OPTION)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

THE ROAD SERVING THESE LOTS IS PRIVATE AND ITS MAINTENANCE, INCLUDING
SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE
FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE
UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL
REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE
ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST
ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR
ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER
THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	4860.7294	5346.6990
2	4853.4280	5348.8443
3	4787.0200	5377.2591
4	4723.8178	5267.5907
5	4744.3305	5245.6869
6	4835.9331	5262.3064

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

John R. McAden
JOHN R. MCADEN 002002



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: Debra Soren 4/26/19 DATE
AGENT, ROANOKE COUNTY PLANNING COMMISSION

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 9:54 O'CLOCK A.M. ON
THIS 29th DAY OF April, 2019, IN INSTRUMENT No.

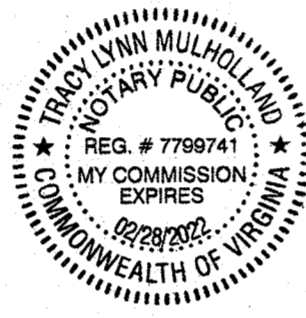
201903524

TESTE: STEVEN A. MCGRAW, Clerk
CLERK

Debra Soren
DEPUTY CLERK

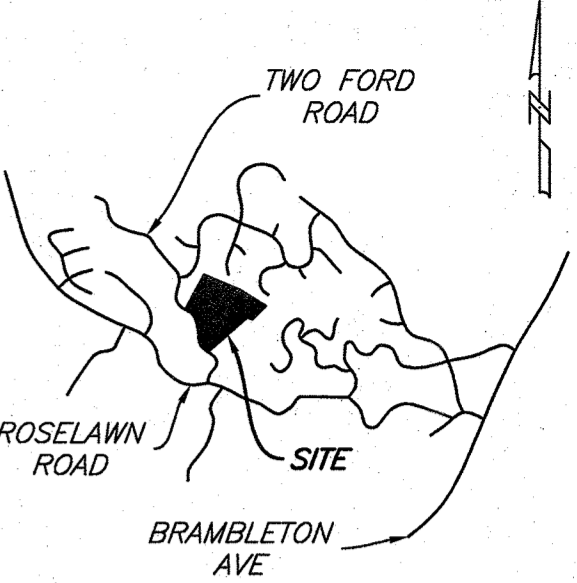
STATE OF VIRGINIA

City of Roanoke
I, Tracy Lynn Mulholland, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Brent A. Fortenberry, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 24th DAY OF April, 2019.
Tracy Lynn Mulholland REG. # 779974
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/28/22



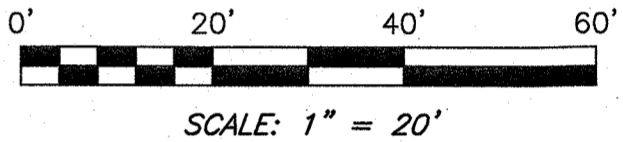
AREA SUMMARY	
THE PRESERVE @ TWO FORD	= 15.9102 AC.
REVISED PRIMARY/SECONDARY CONSERVATION AREA	= 8.0946 AC.
TOTAL AREA IN LOTS	= 5.3861 AC.
REMAINING AREA PARCEL "A" (INCLUDES CONSERVATION AREAS & PRIVATE ROADS)	= 10.5241 AC.
RIGHT-OF-WAY DEDICATION (TWO FORD ROAD)	= 0.5605 AC.
TOTAL	= 16.4707 AC.

LOT 11 (P.B. 30, PG. 206)	= 0.2787 AC.
LOT 9A INSTRUMENT #201005294	= 0.5398 AC.
LOT 3 INSTRUMENT #200802208	= 0.2142 AC.
LOT 4 INSTRUMENT #200905226	= 0.1740 AC.
LOT 14A-1 INSTRUMENT #200907642	= 0.3058 AC.
LOT 16A INSTRUMENT #200907642	= 0.2471 AC.
LOT 5 INSTRUMENT #200912535	= 0.2036 AC.
LOT 6 INSTRUMENT #200914392	= 0.1958 AC.
LOT 7 INSTRUMENT #200914392	= 0.2258 AC.
LOT 27 INSTRUMENT #201104822	= 0.2505 AC.
LOT 18 INSTRUMENT #201213724	= 0.1624 AC.
LOT 17A INSTRUMENT #201213724	= 0.3000 AC.
LOT 19 INSTRUMENT #201315238	= 0.2021 AC.
LOT 29A INSTRUMENT #201400467	= 0.2804 AC.
LOT 26 INSTRUMENT #201503886	= 0.2146 AC.
LOT 20 INSTRUMENT #201700387	= 0.1508 AC.
LOT 25 INSTRUMENT #201704630	= 0.1787 AC.
LOT 1 INSTRUMENT #201710386	= 0.4359 AC.
LOT 21A1 INSTRUMENT #201802941	= 0.2062 AC.
LOT 23A1 INSTRUMENT #201802941	= 0.3708 AC.
LOT 28 INSTRUMENT #	= 0.2489 AC.
TOTAL AREA IN LOTS	= 5.3861 AC.



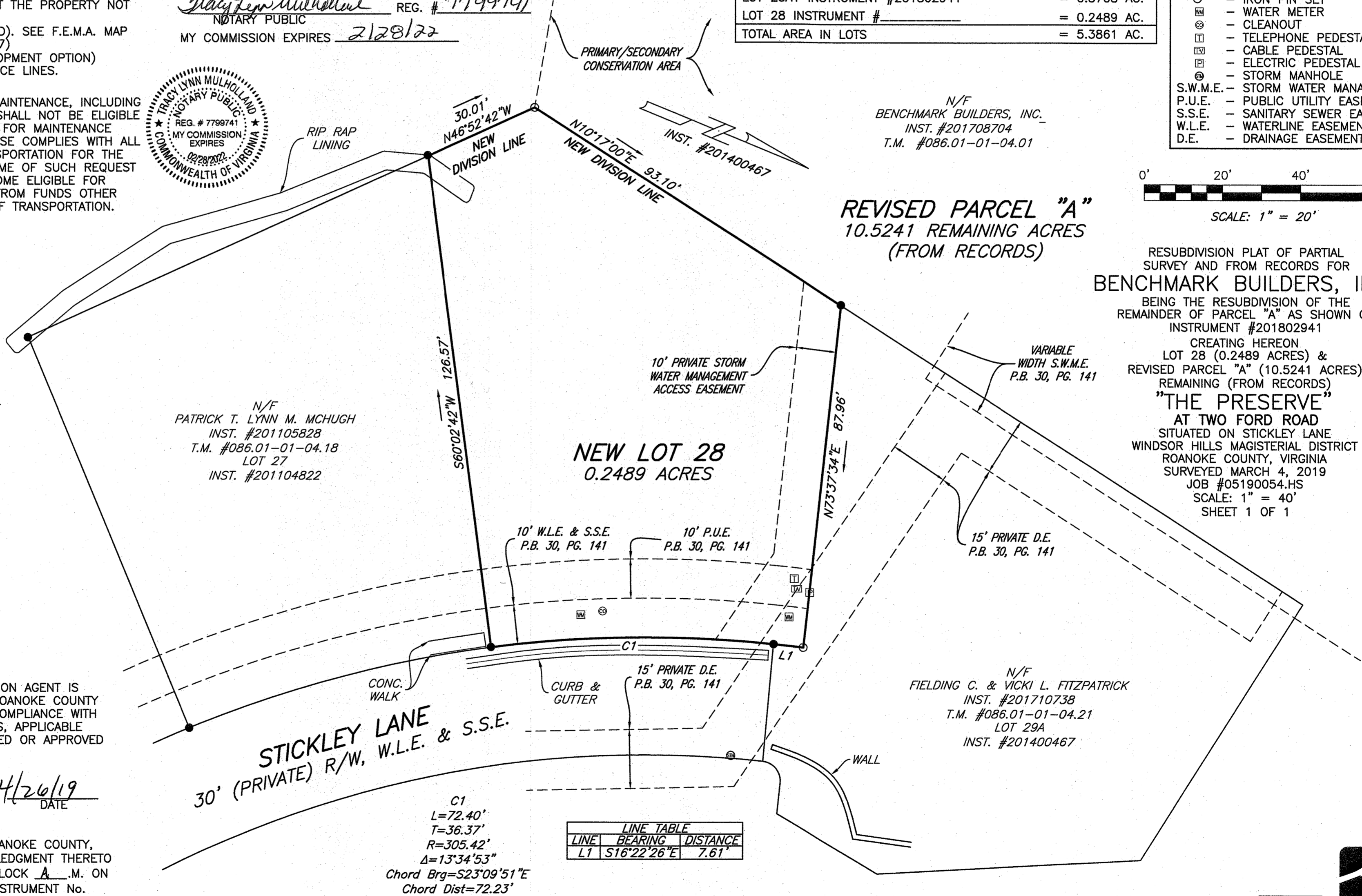
VICINITY MAP
NO SCALE

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
⊗	WATER METER
⊙	CLEANOUT
⊠	TELEPHONE PEDESTAL
⊡	CABLE PEDESTAL
⊞	ELECTRIC PEDESTAL
⊕	STORM MANHOLE
S.W.M.E.	STORM WATER MANAGEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATERLINE EASEMENT
D.E.	DRAINAGE EASEMENT



REVISED PARCEL "A"
10.5241 REMAINING ACRES
(FROM RECORDS)

RESUBDIVISION PLAT OF PARTIAL
SURVEY AND FROM RECORDS FOR
BENCHMARK BUILDERS, INC.
BEING THE RESUBDIVISION OF THE
REMAINDER OF PARCEL "A" AS SHOWN ON
INSTRUMENT #201802941
CREATING HEREON
LOT 28 (0.2489 ACRES) &
REVISED PARCEL "A" (10.5241 ACRES)
REMAINING (FROM RECORDS)
"THE PRESERVE"
AT TWO FORD ROAD
SITUATED ON STICKLEY LANE
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED MARCH 4, 2019
JOB #05190054.HS
SCALE: 1" = 40'
SHEET 1 OF 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°22'26"E	7.61'

C1
L=72.40'
T=36.37'
R=305.42'
Δ=13°34'53"
Chord Brg=S23°09'51"E
Chord Dist=72.23'

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.

N/F
FIELDING C. & VICKI L. FITZPATRICK
INST. #201710738
T.M. #086.01-01-04.21
LOT 29A
INST. #201400467

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

