

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RFC2017 LAND LLC ARE THE OWNERS OF A PORTION OF A 64.200 ACRE TRACT, BOUNDED BY OUTSIDE CORNERS 1 THRU 10 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY TOWNSIDE CONSTRUCTION COMPANY INC. BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #201705968.

THE SAID OWNERS DO AS A 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, VIRGINIA AND 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 SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (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 GRADE AS MAY FROM TIME TO TIME AS ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE SAID OWNER 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, USE, INSPECT, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES WITH TOGETHER OR 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 SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND 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 LEIN UPON SUCH LAND, IF ANY THERE BE.

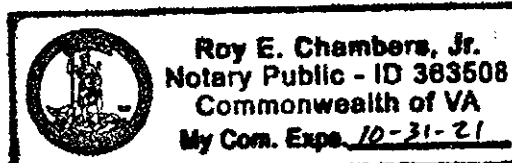
WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

*[Signature]* 5/22/19  
RFC2017 LAND LLC - OWNER DATE  
INSTRUMENT #201705968

STATE OF VIRGINIA OF ROANOKE TO WIT:

I, Roy E. Chambers, Jr. A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert F. Fennell WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 22 DAY OF MAY 2019.

*[Signature]*  
NOTARY PUBLIC, DATE & SEAL  
REGISTRATION #: 303508



## ROANOKE COUNTY NOTES:

1. 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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

2. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.

APPROVED: *[Signature]* 5/29/19  
SUBDIVISION AGENT FOR DATE  
ROANOKE COUNTY PLANNING COMMISSION

## GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0119 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. THERE WILL NOT BE ACCESS TO LOT 9 FROM BUCKSKIN LANE.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	66.66'	275.00'	33.50'	13°53'20"	S 81°48'55" W	66.50'
C2	59.67'	275.00'	29.95'	12°25'53"	S 68°39'18" W	59.55'
C3	27.35'	1125.00'	13.68'	1°23'34"	N 63°08'09" E	27.35'
C4	61.19'	1125.00'	30.60'	3°06'59"	N 65°23'25" E	61.18'
C5	60.64'	1125.00'	30.33'	3°05'18"	N 68°29'34" E	60.64'
C6	60.23'	1125.00'	30.12'	3°04'02"	N 71°34'15" E	60.22'
C7	60.05'	1125.00'	30.03'	3°03'29"	N 74°38'01" E	60.04'
C8	60.02'	1125.00'	30.02'	3°03'24"	N 77°41'27" E	60.01'
C9	60.16'	1125.00'	30.09'	3°03'50"	N 80°45'04" E	60.15'
C10	60.48'	1125.00'	30.25'	3°04'48"	N 83°49'23" E	60.47'
C11	60.98'	1125.00'	30.50'	3°06'20"	N 86°54'58" E	60.97'
C12	25.69'	1125.00'	12.85'	1°18'31"	N 89°07'23" E	25.69'
C13	3.29'	25.00'	1.65'	7°32'03"	S 86°00'37" W	3.28'
C14	29.67'	25.00'	16.86'	67°59'18"	S 48°14'57" W	27.96'
C15	73.00'	55.00'	43.01'	76°03'07"	N 52°16'51" E	67.76'
C16	51.90'	55.00'	28.07'	54°04'17"	S 62°39'27" E	50.00'
C17	51.90'	55.00'	28.07'	54°04'17"	S 8°35'10" E	50.00'
C18	51.90'	55.00'	28.07'	54°04'17"	S 45°29'07" W	50.00'
C19	16.57'	55.00'	8.35'	17°15'23"	S 81°08'57" W	16.50'
C20	37.27'	1075.00'	18.64'	1°59'11"	N 88°47'03" E	37.27'

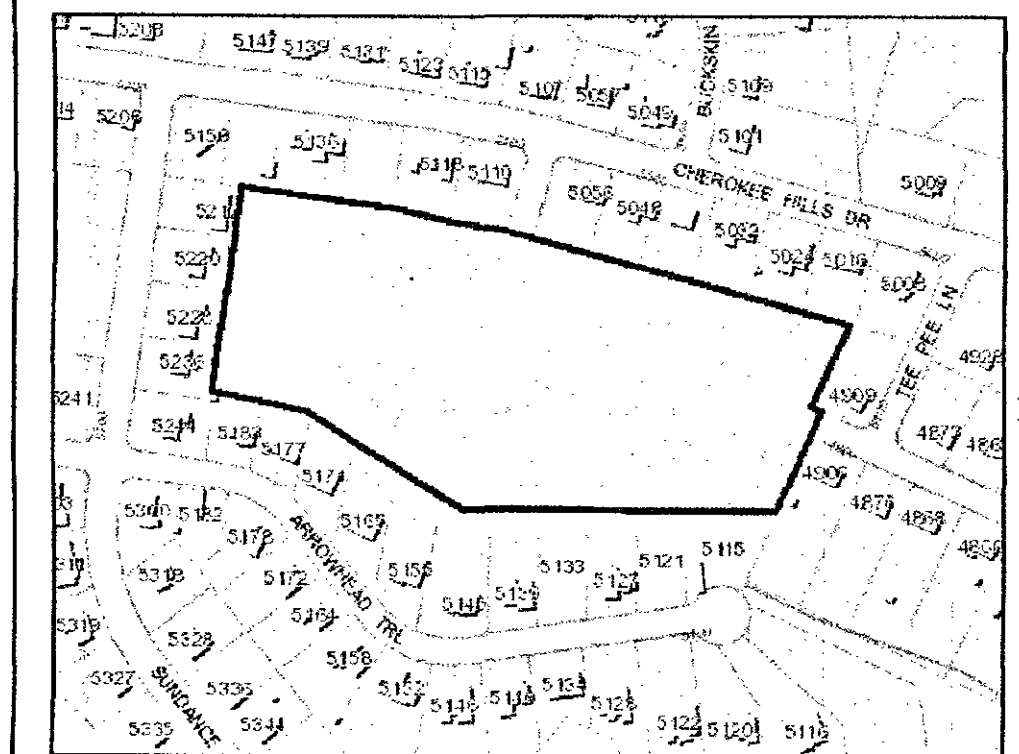
THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RESPONSIBILITIES OF THE STORM WATER MANAGEMENT AREA AND PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:19 O'CLOCK A.M. ON THIS 3<sup>RD</sup> DAY OF JUNE 2019.

TESTE: STEVEN A. MCGRAW  
CLERK

BY: *[Signature]*  
DEPUTY CLERK

ACREAGE  
BEGINNING ACREAGE = 64.200 ACRES  
AREA BEING SUBDIVIDED = 11.101 ACRES  
LEAVING - 53.099 ACRES REMAINING



LOCATION MAP ROANOKE CO. GIS

NO SCALE

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	70.93'	1075.00'	35.48'	3°46'50"	N 85°54'03" E	70.92'
C22	70.33'	1075.00'	35.18'	3°44'55"	N 82°08'11" E	70.32'
C23	70.04'	1075.00'	35.03'	3°44'00"	N 78°23'44" E	70.03'
C24	70.06'	1075.00'	35.04'	3°44'02"	N 74°39'43" E	70.04'
C25	70.37'	1075.00'	35.20'	3°45'02"	N 70°55'11" E	70.35'
C26	70.99'	1075.00'	35.51'	3°47'01"	N 67°08'10" E	70.98'
C27	52.94'	1075.00'	26.47'	2°49'18"	N 63°51'00" E	52.93'
C28	18.84'	325.00'	9.42'	3°19'18"	S 64°06'01" W	18.84'
C29	70.37'	325.00'	35.33'	12°24'24"	S 71°57'52" W	70.24'
C30	60.08'	325.00'	30.13'	10°35'31"	S 83°27'50" W	60.00'

## OUTER BOUNDARY

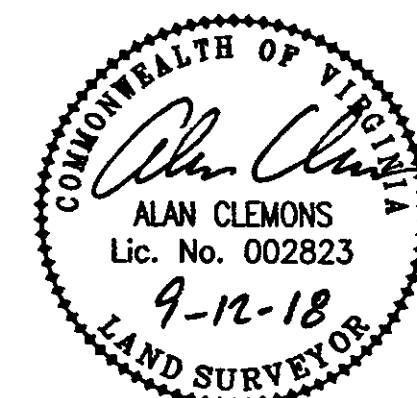
POINT #	NORTHING	EASTING
1	-11370.90	3171.33
2	-11575.97	3169.87
3	-11813.47	2639.21
4	-11769.68	2306.17
5	-11809.85	2128.66
6	-11446.32	2017.28
7	-11361.37	2294.55
8	-11316.30	2501.37
9	-11206.69	3152.20
10	-11371.38	3149.33

## SECTION 5

## CHEROKEE HILLS

PROPERTY OF  
RFC2017 LAND LLC  
CONTAINING 11.101 ACRES  
BEING A PORTION OF PROPERTY SHOWN IN PLAT BOOK  
28, PAGE 37, CONTAINING 64.200 ACRES BEING THE  
REMAINING PROPERTY OWNED BY RFC2017 LAND LLC  
CREATING HEREON LOTS 1 THRU 23 AND LOTS 50  
THRU 56 AND WARRIOR DRIVE  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SCALE: 1"=60'

SHEET 1 OF 2



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. RFC2017 LAND LLC ARE THE OWNERS OF RECORD, SEE INSTRUMENT #201705968.

TAX #: PART OF 054.04-05-01.10  
DRAWN: MAC  
CALC: MAC

DATE: SEPTEMBER 12, 2018  
W.O.: 18-0131.01



**parker**  
DESIGN GROUP

ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

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