

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOONE ASSETS, LLC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED AND COMBINED, BOUNDED BY CORNERS 1 THROUGH 38 TO 1, BEING A PORTION OF THE LANDS CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, DATED FEBRUARY 23, 2009 AND RECORDED IN INSTRUMENT #200903370.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RE-SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN FAIRWAY RIDGE CIRCLE OF THIS SUBDIVISION 0.6580 AC., (28,665 S.F.) AND ALL OF THE PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER 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 SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS, DEVISEES 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 OR 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 GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 29 DAY OF August, 2019.

OWNER: BOONE ASSETS, LLC

BY: J. Alexander Boone ITS Manager
J. ALEXANDER BOONE

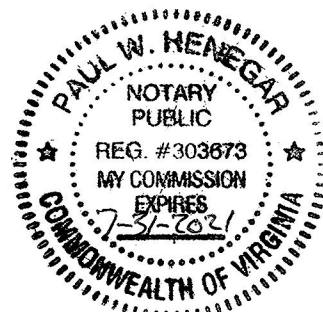
STATE OF VIRGINIA

County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT J. ALEXANDER BOONE, Manager OF BOONE ASSETS, LLC, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON THIS 29 DAY OF August, 2019.

MY COMMISSION EXPIRES July 31, 2021 REGISTRATION # 303673

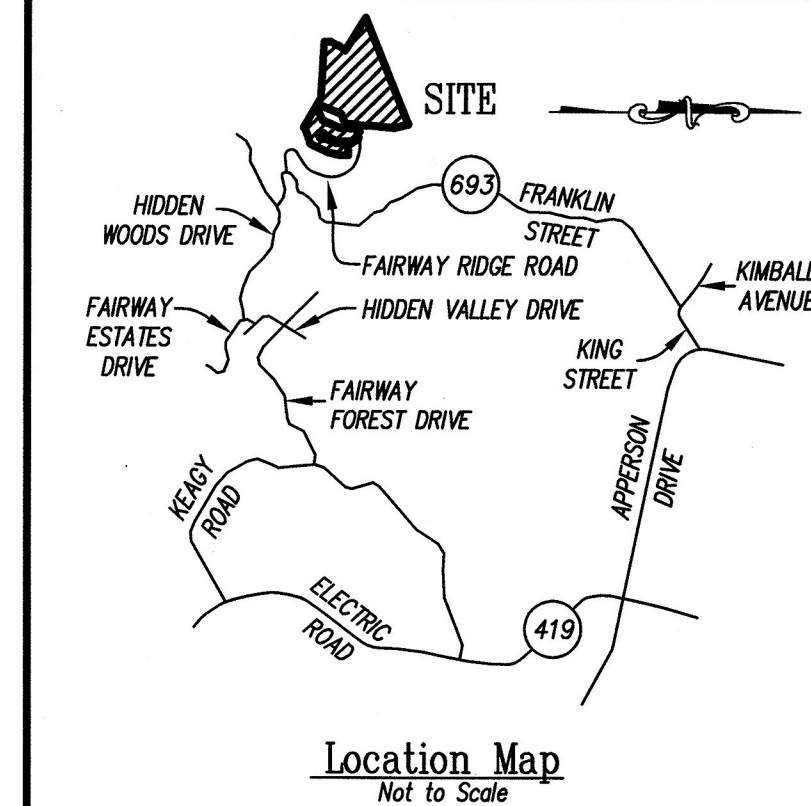
Paul W. Henegar
NOTARY PUBLIC



NOTES:

- 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
- 2) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 3) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP #51161C0139G, DATED SEPTEMBER 28, 2007. ZONE "X (UNSHADED)".
- 4) PROPERTY CORNERS WERE FOUND OR SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- 5) 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 THE SUBDIVISION.
- 6) 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.
- 7) A 0.6580 AC. (28,665 S.F.) PORTION OF ORIGINAL TRACT D3-A, CONTAINED IN FAIRWAY RIDGE CIRCLE (40' R/W), AND A 0.0200 AC. (869 S.F.), BOUNDED BY CORNERS 34 TO 35 TO 35A TO 34, IS DEDICATED TO ROANOKE COUNTY FOR PUBLIC ROAD PURPOSES.

EXTERIOR BOUNDARY COORDINATES ORIGIN OF COORDINATES TRUNCATED STATE PLANE		
CORNER	NORTHING	EASTING
1	20736.77879	26896.62246
2	20676.20584	26899.00868
3	20676.79821	27100.77107
4	20548.42083	27100.77107
5	20339.71127	27059.89193
6	20011.98079	26900.04709
7	19997.91506	26845.79780
8	19925.16229	26645.91120
9	19899.93588	26622.57594
10	20139.14142	26212.79745
11	20177.05614	26380.36136
12	20229.94079	26493.62306
13	20526.52464	26625.67069
14	20608.74202	26633.00868
15	20658.96638	26616.08196
16	20710.29478	26632.85681
17	20835.72762	26632.85681
18	20835.64192	26557.85681
19	20621.53155	26557.85681
20	20561.80711	26384.41241
10	20139.14142	26212.79745
21	20201.12061	26106.62207
22	20256.15551	25130.50031
23	20370.95273	25129.70191
24	20464.29676	25185.79204
25	20528.67211	25206.09140
26	20620.82520	25283.42120
27	20978.00535	24708.87655
28	21690.42140	26487.21420
29	21721.45889	26564.67964
30	21475.14345	26621.54604
31	21075.78017	26582.95038
32	20875.64192	26582.95038
33	20875.64192	26619.63451
34	20878.77983	26697.99556
35	20838.90790	26701.19397
36	20853.14237	26807.76919
37	20829.97643	26842.62945
38	20733.63214	26856.74642
1	20736.77879	26896.62246
TRACT D3-A = 49.5794 AC. (2,159,680 S.F.)		
To restore Coordinates values to Virginia State Plane, South Zone Add 3,600,000 to the Northing Add 11,000,000 to the Easting		



SHEET INDEX

- 1) COVER SHEET.
- 2) OVERALL BOUNDARY TRACT "D3-A" (49.5794 AC.).
- 3) LOTS 14 THRU 25B, SECTION NO. 3, RIDGE AT FAIRWAY FOREST (8.8713 AC.), FAIRWAY RIDGE CIRCLE R/W DEDICATION (0.6580 AC.) & NEW EASEMENTS.

APPROVED:

Glenn Jordan 8/29/19
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON August 30th, 2019, AT 10:40 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Raymond L. Lumsden
DEPUTY CLERK

**** THIS PLAT SUPERSEDES THE PLAT ****
RECORDED IN INSTRUMENT #201801542
FOR ROAD NAME CHANGE FROM FAIRWAY RIDGE CIRCLE
TO FAIRWAY RIDGE COURT

"REVISED"

Plat Showing the Resubdivision of
Tract "D3-A" (49.5794 Acres)

Plat Instrument #201012576

Creating Hereon

"Section No. 3,
"Ridge at Fairway Forest"
And New

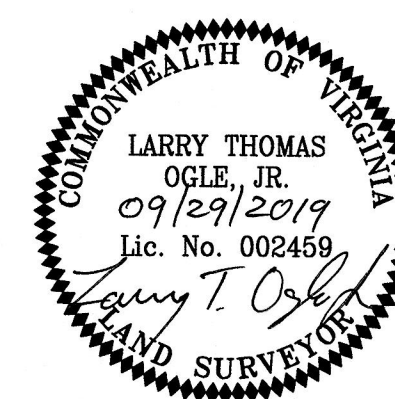
Tract "D3-A1" (40.0300 Acres)

PROPERTY OF

BOONE ASSETS, LLC

Situated At The Terminus Of
Fairway Ridge Road

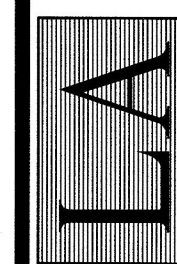
Windsor Hills Magisterial District
Roanoke County, Virginia



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FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: August 29, 2019
COMM. NO.: 2015-049
SCALE: NONE
SHEET 1 OF 3