

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RFC2017 LAND LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, SHOWN HEREON AS COMMON AREA, 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 #201901723.

THAT SD-MF HOLDINGS LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, SHOWN HEREON AS TRACT 1A, 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 #201903917.

THAT LAUREL CREST LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, SHOWN HEREON AS LOTS 1 THROUGH 22, 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 #201903914.

THE ABOVE DESCRIBED OWNER(S) 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 CONTAINING 6,862 S.F. ALONG INDIAN GRAVE ROAD.

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 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 IT HAS 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:

RFC2017 LAND LLC

BY: _____

ITS: _____

SD-MF HOLDINGS LLC

BY: _____

ITS: _____

LAUREL CREST LLC

BY: _____

ITS: _____

STATE OF VIRGINIA

City of Roanoke

I, Tracy Lynn Mulholland, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 17 DAY OF October, 2019.

Tracy Lynn Mulholland, REG. # 7799741, NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/22

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:

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 9:50 O'CLOCK A.M. ON THIS 25TH DAY OF October, 2019, IN INSTRUMENT NO.

201910493

TESTE: STEVEN A. MCGRAW, Clerk

CLERK

DEPUTY CLERK

NOTES:

1. OWNERS OF RECORD:

RFC2017 LAND LLC

LEGAL REFERENCE: INSTRUMENT #201901723

TAX MAP NUMBER: 098.01-04-23.00

SD-MF HOLDINGS LLC

LEGAL REFERENCE: INSTRUMENT #201903917

TAX MAP NUMBER: 098.01-01-02.00

LAUREL CREST LLC

LEGAL REFERENCE: INSTRUMENT #201903914

TAX MAP NUMBERS: 098.01-04-01.00, 098.01-04-02.00, 098.01-04-03.00, 098.01-04-04.00, 098.01-04-05.00, 098.01-04-06.00, 098.01-04-07.00, 098.01-04-08.00, 098.01-04-09.00, 098.01-04-10.00, 098.01-04-11.00, 098.01-04-12.00, 098.01-04-13.00, 098.01-04-14.00, 098.01-04-15.00, 098.01-04-16.00, 098.01-04-17.00, 098.01-04-18.00, 098.01-04-19.00, 098.01-04-20.00, 098.01-04-21.00 & 098.01-04-22.00.

2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

3. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0245G. (REVISED DATE: SEPTEMBER 28, 2007)

4. PROPERTY CURRENTLY ZONED: R3 - MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL ORDINANCE #072418-6 (7/24/2018)

5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

6. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.

7. THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN HEREON AND THE PRIVATE STORM DRAINAGE SYSTEM AND AREAS CONTAINED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON.

8. THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ROAD AND COMMON AREAS SHOWN HEREON.

9. LOTS 1 THROUGH 20 SHALL BE TOWNHOME LOTS.

TRACT 1A SHALL BE SINGLE-FAMILY DETACHED.

LOTS 21 AND 22 SHALL BE SINGLE-FAMILY ATTACHED.

10. ALL LOTS SHOWN HEREON TO BE SERVICED BY PUBLIC WATER AND SEWER.

11. ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.

PARCEL TABLE

21,364 S.F. T.M. # 098.01-01-03.00
- 5,877 S.F. IN R/W DEDICATION ALONG INDIAN GRAVE ROAD

15,487 S.F. REMAINING T.M. # 098.01-01-03.00

118,763 S.F. T.M. # 098.01-01-02.00
- 985 S.F. IN R/W DEDICATION ALONG INDIAN GRAVE ROAD

117,778 S.F. REMAINING T.M. # 098.01-01-02.00

15,487 S.F. REMAINING T.M. # 098.01-01-03.00
+ 117,778 S.F. REMAINING T.M. # 098.01-01-02.00

133,265 S.F. FOR DEVELOPMENT

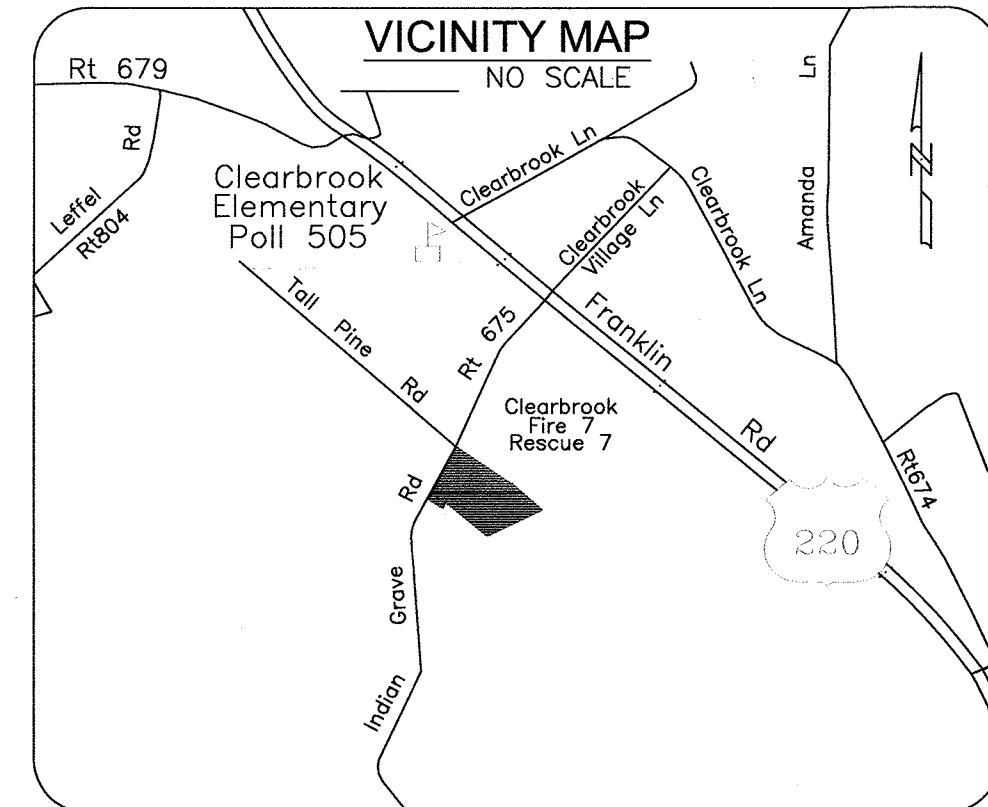
ACREAGE TABLE

133,265 S.F. FOR LOTS 1 THROUGH 22, COMMON AREA, TRACT 1A
+ 6,862 S.F. IN R/W DEDICATION ALONG INDIAN GRAVE ROAD

140,127 S.F. TOTAL SHOWN ON PLAT

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- - DEEDED CORNER
- W.L. - WATERLINE
- S.S. - SANITARY SEWER
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- PVT. - PRIVATE
- SWM - STORMWATER MANAGEMENT
- R.Y.S. - REAR YARD SETBACK
- S.Y.S. - SIDE YARD SETBACK
- M.B.L. - MINIMUM BUILDING LINE
- VAR. - VARIABLE
- T.B.R. - TO BE REMOVED
- W.L.E. - WATERLINE EASEMENT
- P.D.E. - PUBLIC DRAINAGE EASEMENT



COORDINATE LIST (VA STATE PLANE NAD83)		
Point	Northing	Easting
1	3600181.397	11060364.756
2	3599995.716	11060632.056
3	3599961.094	11060681.896
4	3599836.842	11060825.637
5	3599703.409	11060544.414
6	3599877.885	11060322.607
7	3599832.993	11060313.285
8	3599899.052	11060207.217
9	3600004.237	11060274.007
10	3600142.433	11060342.302
11	3600117.767	11060372.421
12	3600127.685	11060360.311
13	3600169.945	11060381.242
14	3599889.754	11060222.146
15	3599967.026	11060275.034
16	3600029.935	11060311.896

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

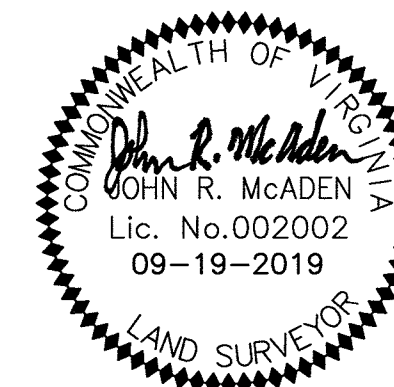
002002

THIS PLAT SUPERCEDES AND RENDERS NULL AND VOID INSTRUMENT NUMBER 201901723 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY

REVISED PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
SD-MF HOLDINGS LLC
RECORDED IN INSTRUMENT #201903917
RFC2017 LAND LLC
RECORDED IN INSTRUMENT #201901723
LAUREL CREST LLC
RECORDED IN INSTRUMENT #201903914

TO BE KNOWN AS
LAUREL CREST
CREATING HEREON LOTS 1 THROUGH 22
COMMON AREA
TRACT 1A

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED SEPTEMBER 19, 2019
JOB #04170065.00
SHEET 1 OF 2



LAUREL CREST LANE 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.

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

