

MAJOR SUBDIVISION PLAT OF  
POINT PLEASANT

(TAX PARCEL 064.01-02-01.00-0000 - 36.138 ACRES)

BEING THE LANDS OF  
SHAH DEVELOPMENT, LLC  
CATAMBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

SHEET INDEX:

- SHEET 1 OF 3: SIGNATURES, APPROVALS, NOTES, ETC.  
SHEET 2 OF 3: SUBDIVISION OF LOTS, DETAILS, ADJOINING PROPERTY INFORMATION  
SHEET 3 OF 3: SUBDIVISION OF LOTS, AREA SUMMARY, BOUNDARY COORDINATES, LINE & CURVE TABLES, LEGEND, ABBREVIATIONS

NOTES:

- THIS PLAT WAS PREPARED FOR: SHAH DEVELOPMENT, LLC
- CURRENT OWNER & LEGAL REFERENCES:  
SHAH DEVELOPMENT, LLC  
INST. NO. 201901254; PLAT IN D.B. PG. 125 (DESCRIBED IN D.B. 1456 PG. 1797); PRIOR SURVEY BY GAY AND NEEL, INC. DATED 10/15/19, NOT KNOWN TO BE OF RECORD AS OF THIS DATE  
TAX PARCEL NO. 064.01-02-01.00-0000  
SITE ADDRESS: 65348 PLEASANT RUN DR. SALEM, VA.  
MAILING ADDRESS: P.O. BOX 1469 CHRISTIANSBURG, VA. 24068
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- THE SUBJECT PROPERTY LIES IN "ZONE Y - OTHER AREAS" AS DENIED BY FEMA, & AS SHOWN ON FEMA MAP NO. 18030C0101A, DATED 08/12/19. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- SETBACK REQUIREMENTS PER ROANOKE COUNTY:  
PRINCIPAL STRUCTURES: FRONT=30'; REAR=25'; SIDE=10'  
ACCESSORY STRUCTURES: FRONT YARD: BEHIND BUILDING LINE; SIDE YARD: NEXT TO HOME=10'; BEHIND HOME=3'; REAR YARD=3'
- SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. GAY AND NEEL, INC. AND THE SURVEYOR WHOSE NAME AND SEAL ARE AFFIXED HERETO, DOES NOT WARRANT SETBACKS AND ASSUMES NO LIABILITY FOR THE SETBACK INFORMATION SHOWN HEREON. CONSULT THE ROANOKE COUNTY PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO OBTAINING ANY BUILDING OR CONSTRUCTION PERMITS.
- DRAINAGE EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE POINT PLEASANT HOMEOWNERS ASSOCIATION, INC..
- APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSES OF ENSURING COMPLIANCE WITH ROANOKE COUNTY SUBDIVISION DISTRICT PRIVATE MATTERS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE PROPERTIES SHOWN HEREON. ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR REBUBBLISHING.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
- CAPPED ROOFS SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED.
- LOTS 1, 2 & 3 SHALL NOT BE ACCESSED FROM PLEASANT RUN DRIVE.
- HOUSE LOCATED ON LOT 4 SHALL REMAIN AND BE RE-NUMBERED ON THE NEW STREET. DRIVEWAY CURRENTLY SERVING SAID DWELLING IS TO BE REMOVED.
- MAINTENANCE OF PRIVATE ROAD "OLD GROVE LANE" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1-5 VIA SHARED MAINTENANCE AGREEMENT.
- RESIDENTIAL DWELLINGS OR OTHER USES OR STRUCTURES ARE FORBIDDEN, IN PERPETUITY, WITHIN THE FOREST/OPEN SPACE AREA.
- FOREST/OPEN SPACE AREA SHALL BE OWNED AND MAINTAINED BY THE POINT PLEASANT HOMEOWNERS ASSOCIATION, INC..
- OPEN SPACE ACCESS EASEMENT IS TO SERVE FOREST/OPEN SPACE AREA, AND SURFACE MAINTENANCE SHALL BE RESPONSIBILITY OF THE POINT PLEASANT HOMEOWNERS ASSOCIATION, INC.. WATERLINE EASEMENT IS GRANTED TO WESTERN VIRGINIA WATER AUTHORITY AND ANY WATERLINE INSTALLED WITHIN THIS EASEMENT SHALL BE MAINTAINED BY THEM.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SHAH DEVELOPMENT, LLC, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS, THROUGHOUT TO IT, BEING ALL OF THE LANDS OF SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE ROANOKE COUNTY, VIRGINIA, DATED NOVEMBER 5, 2019 AND RECORDED IN INSTRUMENT NO. 20191254 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS 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 AN IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

THE SAID OWNER, BY VIRTUE OF THE RECORDED OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE AND OF THE LAND EMBRACED WITHIN NEW PLEASANT WAY OF THIS SUBDIVISION 1.354 AC. (38,998 SQ. FT.) AND ALL OF THE PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS.

THE SAID OWNER, BY VIRTUE OF THE RECORDED 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 THEREFROM FROM A PUBLIC STREET, DRIVE, 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 AN 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 SIGNATURE AND SEAL ON THIS 7 DAY OF JAN, 2022.

FOR SHAH DEVELOPMENT, LLC:

DAVID HAGAN, MANAGING MEMBER

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: VIRGINIA

CITY / COUNTY OF: MONTICEMERY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

JAN 7, 2022 BY DAVID HAGAN

OF SHAH DEVELOPMENT

NOTARY PUBLIC T A G L 155567

REGISTRATION NO.

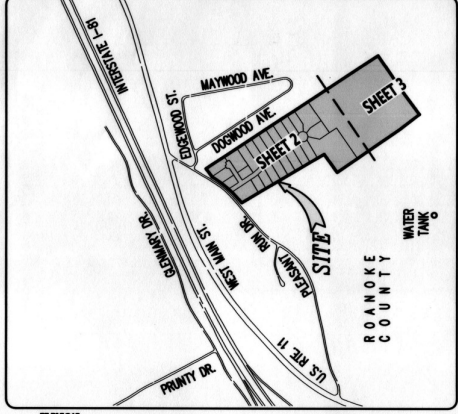
MY COMMISSION EXPIRES: 2/29/2022



APPROVAL AND ACCEPTANCE:

UNDER THE AUTHORITY OF THE ROANOKE COUNTY SUBDIVISION AND ZONING ORDINANCES, ACTING FOR AND ON BEHALF OF ROANOKE COUNTY, VIRGINIA, THE HEREON SUBDIVISION PLAT DATED, 07/27/20, IS HEREBY APPROVED FOR RECORDATION.

Denise Smiley 1/24/22  
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE



VICINITY MAP:  
SCALE: 1"=1,000'

PRIVATE ACCESS EASEMENT NOTE:

"OLD GROVE LANE", THE ROAD SERVING LOTS 1-5 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 COMPLES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. FOR THE ADDITION OF SUBDIVISION LOTS CURRENT TO THE TIME OF SUCH REQUEST, THE ROAD SHALL BE CONSIDERED TO BECOME ELIGIBLE FOR INCLUSION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

STATEMENT OF INTENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX PARCEL 064.01-02-01.00-0000 (36.138 ACRES) TO CREATE RESIDENTIAL LOTS 1-24, THE STORMWATER MANAGEMENT, FOREST/OPEN SPACE AREAS AND THE PUBLIC AND PRIVATE RIGHTS-OF-WAY, AS SHOWN HEREON, PER THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF ROANOKE COUNTY, VIRGINIA, AS THEY PERTAIN TO MAJOR SUBDIVISIONS.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS, THAT THE MONUMENTS SHOWN HEREON ARE CORRECTLY PLACED, THAT THE MONUMENTS CHARACTER ARE CORRECTLY SHOWN, THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF ROANOKE COUNTY, VIRGINIA, AS APPLICABLE.

Ralph O. Clements, L.S. DC #1864  
DATE 07/27/20

CLERK'S ATTESTATION:

VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, 2144 DAY OF JULY, 2022, THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH CERTIFICATE AWARDED ADMITTED TO RECORD AT 10:36:00 O'CLOCK A.M.

TESTE:  
STEVEN A. McGRAW, SR., CLERK

BY: M. J. Padgett DEPUTY CLERK

GAY AND NEEL, INC.  
ENGINEERING & LAND PLANNING & SURVEYING

1260 Radford Street  
Christiansburg, Virginia 24073

Email: info@gayandneel.com  
Web: www.gayandneel.com

Phone: (540) 381-2773  
Fax: (540) 381-6011

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REVISIONS

| PROJECT TEAM |          |
|--------------|----------|
| PM           | ROC      |
| TECH         | MTM      |
| CREW         | SBU      |
| DATE         | 07/27/20 |
| ISSUE DATE   | 07/27/20 |
| SHEET NUMBER | 1 OF 3   |



Web: www.gayandneel.com  
Email: info@gayandneel.com

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Fax: (540) 381-6011

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ENGINEERING ♦ LAND PLANNING ♦ SURVEYING

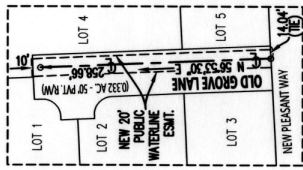
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CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA



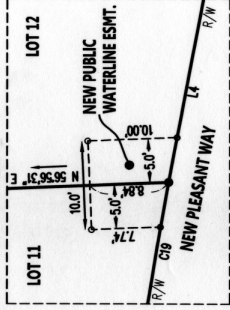
REVISIONS

| PROJECT TEAM |          |
|--------------|----------|
| PM           | ROC      |
| TECH         | MTM      |
| CREW         | SBU      |
| CND JOB NO.  | 2987.00  |
| ISSUE DATE   | 07/27/20 |
| SHEET NUMBER | 2 OF 3   |

DETAIL "D":  
1"=100'



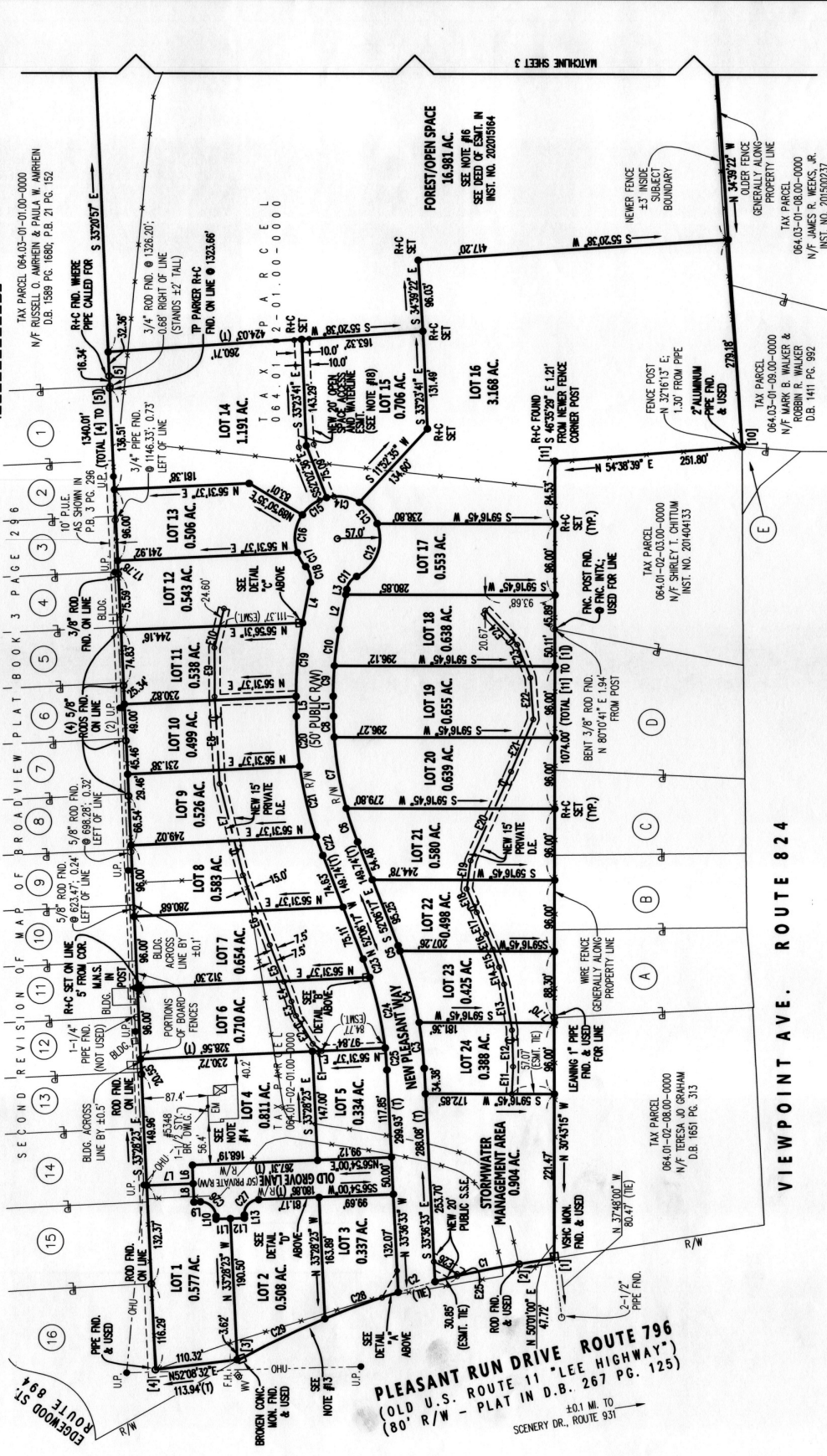
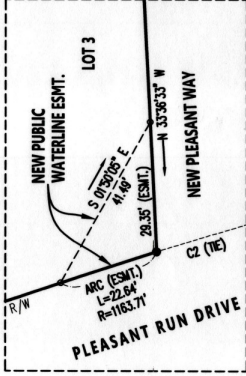
DETAIL "C":  
1"=100'



DETAIL "B":  
1"=100'



DETAIL "A":  
1"=200'



PRIVATE ACCESS EASEMENT NOTE:

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ADJOINING PROPERTY OWNERS:

- (A) TAX PARCEL 064.01-02-01.00-0000 N/F JAMES R. WALKER & N/F JAMES R. WALKER D.B. 1411 PG. 992
- (B) TAX PARCEL 064.01-02-01.00-0000 N/F JAMES R. WALKER & N/F JAMES R. WALKER D.B. 1411 PG. 992
- (C) TAX PARCEL 064.01-02-01.00-0000 N/F JAMES R. WALKER & N/F JAMES R. WALKER D.B. 1411 PG. 992
- (D) TAX PARCEL 064.01-02-01.00-0000 N/F JAMES R. WALKER & N/F JAMES R. WALKER D.B. 1411 PG. 992
- (E) TAX PARCEL 064.01-02-01.00-0000 N/F JAMES R. WALKER & N/F JAMES R. WALKER D.B. 1411 PG. 992

**PLEASANT RUN DRIVE ROUTE 796**  
(OLD U.S. ROUTE 11 "LEE HIGHWAY")  
(80' R/W - PLAT IN D.B. 267 PG. 125)

**VIEWPOINT AVE. ROUTE 824**



