

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JEFFREY S. MARONIC, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 11 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN DEED BOOK 1436, PAGE 1425.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE SAID OWNERS HEREBY DEDICATE 0.082 ACRE IN FEE SIMPLE TO AND VEST IN THE COUNTY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT FROM CORNERS 1 THRU 3 TO 12 THRU 14 TO 1 SET APART FOR STREETS. ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND 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 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 OWNERS, ITS SUCCESSORS 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 AND 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 GRADES, AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION, AND SAID COUNTY OR THE 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.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: Jeffrey S. Maronic
JEFFREY S. MARONIC, OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, WILLIAM W. BECKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JEFFREY S. MARONIC, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 31 DAY OF MAY, 1995.

William W. Becker
NOTARY PUBLIC

MY COMMISSION EXPIRES NOV. 30, 1997.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:33 O'CLOCK A.M. ON THIS 8 DAY OF Dec, 1995, IN PLAT BOOK 18, PAGE 89.

TESTE: STEVEN A. MCGRAW, Clerk
CLERK

DEPUTY CLERK Robert Clark

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°20'54" E	133.53'
L2	S 13°56'20" E	33.14'
L3	S 13°56'20" E	20.00'
L4	S 14°16'30" E	7.64'
L5	N 74°21'45" E	95.50'
L6	N 32°46'25" E	74.08'
L7	S 49°10'52" E	79.46'
L8	S 21°03'21" W	58.08'

NOTE

THE HOMEOWNER'S ASSOCIATION OF THIS DEVELOPMENT SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF STORMWATER MANAGEMENT FACILITIES AND PRIVATE DRAINAGE EASEMENT LOCATED THEREIN. WALL MAINTENANCE EASEMENTS SHALL BE KEPT CLEAR OF STRUCTURES OR OTHER IMPROVEMENTS WHICH WOULD INFRINGE UPON THE USE OF THE EASEMENT OTHER THAN FREESTANDING WALLS AND FENCES.

SCALE: 1" = 60'
D.B. 312, PG. 170

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	09°41'39"	1457.40	246.58	123.59	246.29	S 10°12'00" W
C2	04°12'47"	1467.40	120.71	60.39	120.67	S 12°37'34" W
C3	02°20'34"	1467.40	60.00	30.00	60.00	S 09°05'54" W
C4	02°20'34"	1467.40	60.00	30.00	60.00	S 06°45'20" W
C5	00°13'52"	1467.40	5.92	2.96	5.92	S 05°28'07" W

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND

VICINITY MAP

COORDINATE LIST

CORNER	NORTHING	EASTING
1	2353.29630	4054.01072
2	2110.89876	4010.39652
3	2000.00000	4000.00000
4	1939.20014	3646.16566
5	1844.09948	3664.11650
6	1828.59109	3616.17234
7	2083.73362	3456.74160
8	2095.88483	3504.49976
9	2222.35307	3479.43925
10	2239.23884	3573.15087
11	2355.62773	4030.59651
1	2353.29630	4054.01072

YARD REQUIREMENTS	
LOTS 1, 8 & 9-12	LOTS 2-7
FRONT 30'	24'
SIDE 10'	10'
REAR 25'	20'
* OPPOSITE ZERO LOT LINE	

0.082 ACRE IN 10' DEDICATION FOR ROAD WIDENING

BENCHMARK
TOP RIM EXIST.
S.S. MANHOLE
ELEV. = 1070.99'

NOTES

- NO TITLE REPORT FURNISHED.
- TAX MAP NUMBER: 76.20-3-7 ← OUT OF
- PORTIONS OF PROPERTY ARE IN F.E.M.A. DEFINED FLOOD HAZARD ZONES AE, X SHADED, AND X UNSHADED. SEE COMMUNITY PANEL NUMBER 51161C0061D, EFFECTIVE DATE - OCTOBER 15, 1993.
- ZONED: R-1
- ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
- LOTS 8, 9, 10, 11, AND 12 SHALL REQUIRE AN ELEVATION CERTIFICATE CERTIFIED BY A LICENSED SURVEYOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL LOTS WITH WATER PRESSURES EXCEEDING 80 PSI. SHALL BE REQUIRED TO INSTALL PRESSURE REDUCING VALVES.

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

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018

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

* SEE REVISED PLAT FOR LOTS
9-12 (P.B. 18 PG. 89) RC-6199A
PLAT OF

FARMINGTON PLACE

OWNED BY JEFFREY S. MARONIC

WINDSOR HILLS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

SEPTEMBER 8, 1995

JOB NUMBER 94065

BALZER
AND ASSOCIATES, INC.
P.L.L.C.
REFLECTING TONIGHT

RC-6199 18/89